

MLS#: S1519049 Commercial/Industrial

4551-4561 St Hwy 28

13348 County: Otsego Zip: Acres: Town/Citv: **Hartwick** Pstl City: Cooperstown Cross St:

Hartwick-363200 Area #:

Subdivision:

363200-162-000-0001-033-021-0000 TxMap#:

City Nghbrhd:

Elem School:

School Dist: Cooperstown High School:

Middle School:

Lot Front: 1,900 Lot Depth: 1,200 Lot Shape: **Irregular**

List Price:

A-Active

28.00

\$2,500,000

Seminary

Lot #: 33 8,980 Gr SqFt: Trans Type: Sell 1980 Year Built: Yr Blt Desc: Existing # Photo: 26

General Information

Category: Business Opportunity, Commercial, Other - See Tot Units:

Remarks

Sale Incl: Land and Building, Other - See Remarks

Type Bldg: Bar /Tavern, Other - See Remarks, Restaurant / # Bldgs:

Food, Retail

Stories: 1.0 3 Franchise:

Avail Prkg:

Mx OH Dr:

Mx Ceil Hgt:

Manuf SqFt: Res SqFt:

Office SqFt:

Retail SqFt:

Leased SqFt:

Wrhse SqFt:

Vacant SaFt:

3,600

9,400

Bus Name: Bus Type: Elec Svc: Prop Use:

Conforming, Permit Corner, Freestanding, Other - See Remarks

Other - See Remarks

Parking: 56/On Site, Surfaced COM

Zonina:

On Wtrfrt: No Name:

> Basement: None Loading: Other - See Remarks

No

56

Water Related Features:

Public Remarks:

Location:

Floor:

Incredible opportunity for re-development in a choice location! This property is situated in a prime location and shares a controlled intersection with the Cooperstown Dreams Park, making it an ideal investment. 3 income-generating bldgs spread across 3 separate parcels, providing potential revenue streams. With nearly 28 acres of land available, space exists for expansion or reimagining the property to suit your needs. Location is particularly appealing for those familiar w/Maskots or lease the bldg back & continue running the world-famous pizza & grill, providing a built-in tenant. Or for anyone looking for a high-traffic site that benefits from a concentrated 16-week season. The property's proximity to Cooperstown & Glimmerglass Opera House offers year-round appeal, attracting visitors from around the world who are drawn to the local attractions. Whether you envision establishing a spa, restaurant, local destination wedding venue, or adding more ball fields, this property offers endless possibilities. Additional 20+/- acres are available adjacent to the existing land. Come and explore everything this property has to offer and let your imagination run wild with its potential.

Unbranded VT: Click Here Aerial Drone Video: Click Here

Virtual Tour 3D:

Directions: From Cooperstown, follow Rt 28 South approx 4.5 miles to Baseball Village, across the street from Dreams

Park entrance.

Lease Information

Utilities Information

Sewer/Water: Other - See Remarks HVAC Type: Other - See Remarks

Heating Fuel: Other - See Remarks Boiler Type: Type of Well: None Well Location:

Energy Egpt: Other

Additional Information

Living Ortrs: Yes/Other - See Remarks

Aerials, Boundary Data, Other - See Remarks Available Docs:

Bldg Misc: Public Trans:

Assess Val:

Allen T. Olmsted

Construction:

Total # Residential Units: Roof: **Metal, Other - See Remarks** Studio: Docks: Yrs Estb: Accessibility: Accessible/ANSI - some 1 Bed: Rooms: Seat Cap:

2 Bed: Trk Bavs:

Seller Desires: Other - See Remarks

3 Bed: Employees: **Financial Information**

Possible Fin: Other - See Remarks Type of Sale: Normal

\$2,500,000 1st Mtg Bal: \$0 Equity: 2nd Mrt Bal: Tax Info: \$0

City/Vil Tax: \$0 \$16,950 School Tax: Annl Spc Assess: \$0 Total Taxes: \$26,227

Town/Cnty Tax:

Gross Annl Inc: Annl Op Exp: Net Op Income:

Inc/Exp Info: **May Show Books** Op Exp Incl: Other - See Remarks

\$1,393,900

Closed Date: Sale Price: DOM: 111

MLS#: **S1519049** Canaan Realty

\$9,277

NY Licensed R.E. Broker

8645 E. Seneca TNPK Manlius, NY 13104

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Search Criteria

Status is one of 'A-Active', 'C-Continue Show' List Agent MUI is 1023157 Co List Agent MUI is 1023157 Selected 1 of 81 results.