



New Listing

MLS#: **S1519049** **Commercial/Industrial** **A-Active**
4551 St Hwy 28 List Price: **\$2,500,000**
 County: **Otsego** Zip: **13348** Acres: **28.00**
 Town/City: **Hartwick** Pstl City: **Cooperstown** Cross St: **Seminary**
 Area #: **Hartwick-363200**
 Subdivision:
 TxMap#: **363200-162-000-0001-033-021-0000**
 City Nghbrhd:
 School Dist: **Cooperstown**
 High School:
 Middle School:
 Elem School:
 Lot Front: **1,900**
 Lot Depth: **1,200**
 Lot Shape: **Irregular**
 Lot #: **33**
 Gr SqFt: **8,980**
 Trans Type: **Sell**
 Year Built: **1980**
 Yr Blt Desc: **Existing**
 # Photo: **9**

General Information

Category:	Business Opportunity, Commercial, Other - See Remarks	Tot Units:		Office SqFt:	
Sale Incl:	Land and Building, Other - See Remarks	# Stories:	1.0	Manuf SqFt:	
Type Bldg:	Bar /Tavern, Other - See Remarks, Restaurant / Food, Retail	# Bldgs:	3	Res SqFt:	3,600
Bus Name:		Franchise:	No	Retail SqFt:	9,400
Bus Type:		Avail Prkg:	56	Leased SqFt:	
Elec Svc:		Mx Ceil Hgt:		Whse SqFt:	
Prop Use:	Conforming, Permit	Mx OH Dr:		Vacant SqFt:	
Location:	Corner, Freestanding, Other - See Remarks	On Wtrfrt:	No		
Floor:	Other - See Remarks	Name:			
Parking:	56/On Site, Surfaced	Basement:	None		
Zoning:	COM	Loading:	Other - See Remarks		
Water Related Features:					

Public Remarks: **Incredible opportunity for re-development in a choice location! This property is situated in a prime location and shares a controlled intersection with the renowned Cooperstown Dreams Park, making it an ideal investment. Currently, three income-generating buildings are spread across three separate parcels, providing potential revenue streams. With nearly 28 acres of land available, ample space exists for expansion or reimagining the property to suit your needs. This location is particularly appealing for those familiar with Maskots or anyone looking for a high-traffic site that benefits from a concentrated 16-week season. Additionally, the property's proximity to Cooperstown and the Glimmerglass Opera House offers year-round appeal, attracting visitors from around the world who are drawn to the local historical attractions. Whether you envision establishing a spa, restaurant, local destination wedding venue, or even adding more ball fields, this property offers endless possibilities. An 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:
 Aerial Drone Video:
 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

HVAC Type:	Other - See Remarks	Sewer/Water:	Other - See Remarks
Heating Fuel:	Other - See Remarks	Boiler Type:	
Type of Well:	None	Well Location:	
		Energy Eqpt:	Other

Additional Information

Living Qtrts:	Yes/Other - See Remarks	Construction:	
Available Docks:	Aerials, Boundary Data, Other - See Remarks	Roof:	Metal, Other - See Remarks
Bldg Misc:		Accessibility:	Accessible/ANSI - some
Public Trans:		Seller Desires:	Other - See Remarks
Total # Residential Units:			
Studio:	Docks:	Yrs Estb:	
1 Bed:	Rooms:	Seat Cap:	
2 Bed:	Trk Bays:		
3 Bed:	Employees:		

Financial Information

Possible Fin:	Other - See Remarks	Type of Sale:	Normal	Town/Cnty Tax:	\$9,277
1st Mtg Bal:	\$0	Equity:	\$2,500,000	City/Vil Tax:	\$0
2nd Mrt Bal:	\$0	Tax Info:		School Tax:	\$16,950
Assess Val:	\$1,393,900			Total Taxes:	\$26,227
Gross Annl Inc:		Annl Spc Assess:	\$0		
Annl Op Exp:		Net Op Income:	-26,227		
Inc/Exp Info:	May Show Books				
Op Exp Incl:	Other - See Remarks				
Closed Date:		Sale Price:		DOM:	0

Not Licensed

8645 E. Seneca TNPK Manlius, NY 13104

Listing content is subject to copyright and license agreements, and may only be used as permitted by MLS rules, regulations, and policies. Listing content is not guaranteed accurate by the MLS Thursday, February 1, 2024