



MLS#: **S1526848** Commercial/Industrial
4529 Rt-28
 County: **Otsego** Zip: **13348**
 Town/City: **Hartwick** Pstl City: **Hartwick**
 Area #: **Hartwick-363200**

List Price: **A-Active \$995,000**
 Acres: **75.00**
 Cross St: **Goey Pond Rd**
 Lot Front: **2,500**
 Lot Depth: **3,900**
 Lot Shape: **Irregular**
 Lot #: **35**
 Gr SqFt: **2,304**
 Trans Type: **Sell**
 Year Built: **0**
 Yr Blt Desc: **Existing**
 # Photo: **9**

Subdivision:
 TxMap#: **363200-162-000-0001-035-000-0000**
 City Nghbrhd:
 School Dist: **Cooperstown**
 High School:
 Middle School:
 Elem School:

General Information

Category: **Other - See Remarks**
 Sale Incl: **Land and Building**
 Type Bldg:
 Bus Name:
 Bus Type:
 Elec Svc:
 Prop Use:
 Location: **Other - See Remarks**
 Floor:
 Parking: **10**
 Zoning: **RMK**
 Water Related Features:

Tot Units:
 # Stories: **1.0**
 # Bldgs: **1**
 Franchise: **No**
 Avail Prkg: **10**
 Mx Ceil Hgt:
 Mx OH Dr:
 On Wtrfrt: **No**
 Name:
 Basement:
 Loading:

Office SqFt:
 Manuf SqFt:
 Res SqFt:
 Retail SqFt:
 Leased SqFt:
 Whse SqFt:
 Vacant SqFt:

Public Remarks: **Spectacular offering located across from the world-class Cooperstown Dreams Park. This 75 +/- acre property is open to many choice options from an ideal glamping site to Seasonal high-end cottages during the Cooperstown Baseball training camp season or a Year Round resort site. The land offers a blend of level and gentle to more steep slopes and light brush to full hardwoods with both idyllic sunrise and valley views. If you have an interest in recreational development or cottages, this is a must-see with the built-in customer base well established. Also listed as lot/land s1526802**

Unbranded VT: [Click Here](#)
 Aerial Drone Video: [Click Here](#)
 Virtual Tour 3D:

Directions: **head S on Rt 28 from Cooperstown. to the entrance to Field of Dreams ballpark, go through the light, land on left approx 400'. You could turn left onto Goey Pond Road frontage on R of Goey Pond up to the 2nd left bend in the road.**

Lease Information

Utilities Information

HVAC Type: **Other - See Remarks**
 Heating Fuel: **Other - See Remarks**
 Type of Well: **None**

Sewer/Water: **Other - See Remarks**
 Boiler Type:
 Well Location:
 Energy Eqpt: **None**

Additional Information

Living Qtrts: **No**
 Available Docs: **Aerials**
 Bldg Misc:
 Public Trans:
 Total # Residential Units:
 Studio: Docks: Yrs Estb:
 1 Bed: Rooms: Seat Cap:
 2 Bed: Trk Bays:
 3 Bed: Employees:

Construction:
 Roof: **Other - See Remarks**
 Accessibility:
 Seller Desires:

Financial Information

Possible Fin: **Cash, Commercial Loan, Conventional, Other - See Remarks**
 1st Mtg Bal: **\$0**
 2nd Mrt Bal: **\$0**
 Assess Val: **\$405,600**
 Gross Annl Inc:
 Annl Op Exp:
 Inc/Exp Info: **None**
 Op Exp Incl: **Other - See Remarks**
 Closed Date:

Type of Sale: **Normal**
 Equity: **\$995,000**
 Tax Info:
 Annl Spc Assess: **\$0**
 Net Op Income:
 Sale Price:
 Town/Cnty Tax: **\$2,499**
 City/Vil Tax: **\$0**
 School Tax: **\$4,878**
 Total Taxes: **\$7,377**
 DOM: **9**

Brett Ransford
 Not Licensed

MLS#: **S1526848**
 Canaan Realty
 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 Wednesday, March 27, 2024

