



**New Listing**

MLS#: **S1528054**      **Commercial/Industrial**  
**9524 Preston Hill Rd**  
County: **Oneida**      Zip: **13316**  
Town/City: **Camden**      Pstl City: **Camden**  
Area #: **Camden-303089**

List Price: **\$550,000**  
Acres: **6.40**  
Cross St: **Durr Ave**  
Lot Front: **550**  
Lot Depth: **480**  
Lot Shape: **Irregular**  
Lot #: **8**  
Gr SqFt: **0**  
Trans Type: **Sell**  
Year Built: **0**  
Yr Blt Desc: **Existing**  
# Photo: **1**

Subdivision: **Scribas Patent**  
TxMap#: **303089-147-000-0001-008-006-0000**  
City Nghbrhd: **Camden**  
School Dist: **Camden**  
High School:  
Middle School:  
Elem School:

**General Information**

Category:  
Sale Incl: **Land Only, Other - See Remarks**  
Type Bldg:  
Bus Name:  
Bus Type:  
Elec Svc:  
Prop Use:  
Location: **Other - See Remarks**  
Floor:  
Parking: **0**  
Zoning: **Mul**  
Water Related Features:

Tot Units:  
# Stories: **0.0**  
# Bldgs: **0**  
Franchise: **No**  
Avail Prkg: **0**  
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:

Unbranded VT:  
Aerial Drone Video:  
Virtual Tour 3D:

Directions:

**Lease Information**

**Utilities Information**

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

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

**Additional Information**

Living Qrtrs: **No**  
Available Docs: **Aerials, Other - See Remarks**  
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**  
1st Mtg Bal: **\$0**  
2nd Mrt Bal: **\$0**  
Assess Val: **\$900**  
Gross Annl Inc:  
Annl Op Exp:  
Inc/Exp Info: **None**  
Op Exp Incl: **Other - See Remarks**  
Closed Date:

Type of Sale: **Normal**  
Equity: **\$550,000**  
Tax Info:  
Annl Spc Assess: **\$0**  
Net Op Income:  
Sale Price:

Town/Cnty Tax: **\$274**  
City/Vil Tax: **\$0**  
School Tax: **\$570**  
Total Taxes: **\$844**

DOM: **0**

MLS#: **S1528054**

Brett Ransford  
Not Licensed

Canaan Realty  
8645 E. Seneca TNPK Manlius, NY 13104

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