



New Listing

MLS#: **S1549429** **Commercial/Industrial** **A-Active**
325 & 335 Commerce Blvd **List Price:** **\$3,200,000**
County: **Onondaga** **Zip:** **13088** **Acres:** **1.90**
Town/City: **Salina** **Pstl City:** **Liverpool** **Cross St:** **Morgan Rd**
Area #: **Salina-314889**

Subdivision: **Lot Front:** **132**
TxMap#: **314889-026-000-0001-005-005-0000** **Lot Depth:** **288**
City Nghbrhd: **Lot Shape:** **Irregular**
School Dist: **Liverpool** **Lot #:** **5**
High School: **Gr SqFt:** **14,540**
Middle School: **Trans Type:** **Sell**
Elem School: **Year Built:** **1999**
 Yr Blt Desc: **Existing**
 # Photo: **20**

General Information

Category:	Business Opportunity, Commercial, Industrial-Light, Office, Retail/Office	Tot Units:	1	Office SqFt:	1,300
Sale Incl:	Equipment, Inventory, Land and Building, Land, Building and Business	# Stories:	1.0	Manuf SqFt:	6,000
Type Bldg:	Building Trade, Business Services, Manufacturing, Office Building, Warehouse	# Bldgs:	2	Res SqFt:	
Bus Name:	Stampcrete Intl. LTD	Franchise:	No	Retail SqFt:	
Bus Type:		Avail Prkg:	10	Leased SqFt:	
Elec Svc:	3 Phase, Other - See Remarks	Mx Ceil Hgt:	20	Wrhse SqFt:	6,700
Prop Use:	Conforming	Mx OH Dr:	16	Vacant SqFt:	
Location:	Business District, Corner, Industrial	On Wtrfrt:	No		
Floor:		Name:			
Parking:	10/Fenced, On Site, Surfaced	Basement:	None		
Zoning:	COM	Loading:	Drive In Doors		
Water Related Features:					

Public Remarks: **Exceptional business opportunity, poised for remarkable growth. After 40+ years of creating and running a successful business, the owner is ready to pass on to the next generation. Stampcrete is the Gold standard of the decorative paving industry. This offering includes the Real Estate consisting of a warehouse, class A offices, a manufacturing facility, and all 4 of the businesses and patents providing an excellent opportunity to expand on the current owner's existing National and International presence. If you are an entrepreneur seeking a rewarding and scalable business opportunity, this is a must-see offering.**

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

Directions: **From Syr take I-81B to exit 23-24A-24B to a left onto Park St. Continue onto NY 370 for about 2.2 miles to a right onto Tulip St/ Turn right onto Commerce Blvd. Property on Right. Pls have a confirmed appt.**

Lease Information

HVAC Type:	AC-Central, Baseboard, Multi-Zone	Sewer/Water:	Public Sewer Connected, Public Water Connected, Retention Pond
Heating Fuel:	Other - See Remarks	Boiler Type:	
Type of Well:	None	Well Location:	
		Energy Eqpt:	Other

Additional Information

Living Qtrs:	No	Construction:	Concrete, Metal
Available Docs:	Aerials, Operating Statements	Roof:	Metal, Sloped
Bldg Misc:	Billboard/Roof Sign, Offices, Pallet Storage, Phone/Intercom, Racks, Restroom - Office, Restroom - Public, Restroom - Shop, Security Service, Shelving, Tools, Walk-Up	Accessibility:	
Public Trans:		Seller Desires:	Cash
Total # Residential Units:			
Studio:	Docks:	Yrs Estb:	
1 Bed:	Rooms:	Seat Cap:	
2 Bed:	Trk Bays:		
3 Bed:	Employees:		

Financial Information

Financial Information

Possible Fin:	Cash, Conventional, Other - See Remarks	Type of Sale:	Normal		
1st Mtg Bal:	\$0	Equity:	\$3,200,000	Town/Cnty Tax:	\$6,968
2nd Mrt Bal:	\$0	Tax Info:		City/Vil Tax:	\$0
Assess Val:	\$616,500			School Tax:	\$15,213
Gross Annl Inc:		Annl Spc Assess:	\$0	Total Taxes:	\$22,181
Annl Op Exp:		Net Op Income:			
Inc/Exp Info:	May Show Books, Provided By Accountants, Provided By Owner				
Op Exp Incl:	Other - See Remarks				
Closed Date:		Sale Price:		DOM:	1

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Canaan Realty

Allen T. Olmsted

NY Licensed R.E. Broker

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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 78 results.