



**New Listing**

MLS#: **S1595075**      **Commercial/Industrial**      **A-Active**  
**5 Old Route 31**  
County: **Wayne**      Zip: **14489**      List Price: **\$485,000**  
Town/City: **Lyons**      Pstl City: **Lyons**      Acres: **4.00**  
Area #: **Lyons-542889**      Cross St: **State Route 31**

Subdivision:  
TxMap#: **542800-071-111-0011-578-562-0000**      Lot Front: **1,000**  
Addl TxMap#:      Lot Depth: **300**  
City Nghbrhd:      Lot Shape: **Irregular**  
School Dist: **Lyons**      Lot #: **578**  
High School:      Gr SqFt: **9,600**  
Middle School:      Trans Type: **Sell**  
Elem School:      Year Built: **1965**  
Yr Blt Desc: **Existing**  
# Photo: **23**

**General Information**

Category: **Commercial, Industrial-Light, Mixed Use, Other - See Remarks**      Tot Units:      Office SqFt:  
Sale Incl: **Land and Building**      # Stories: **1.0**      Manuf SqFt:  
Type Bldg: **Manufacturing, Other - See Remarks, Warehouse**      # Bldgs: **1**      Res SqFt:  
Bus Name:      Franchise: **No**      Retail SqFt:  
Bus Type:      Avail Prkg: **30**      Leased SqFt:  
Elec Svc: **3 Phase, Other - See Remarks**      Mx Ceil Hgt: **16**      Wrhse SqFt:  
Prop Use:      Mx OH Dr: **12**      Vacant SqFt:  
Location: **Other - See Remarks**      On Wtrfrt: **No**  
Floor: **Carpet, Concrete, Other - See Remarks**      Name:  
Parking: **30/On Site**      Basement: **None**  
Zoning: **Otherl**      Loading: **Other - See Remarks**  
Water Related Features:

Public Remarks: **Current business is expanding to a larger location. Spacious mix use offering with approx 8,000 sf currently used for manufacturing and fabrication. Full utilities and onsite parking for customers and employees. Well-lit and multi overhead door opening for easy access. Sturdy concrete floors with ample power for electric presses or other machines. Overhead door opening approx 12' with max interior height of approx 16'. The building is laid out with two wings allowing operational control via a central office with a small showroom and several offices and a breakroom. Significant use opportunities exist in this zoning! If you are seeking a friendly community for your manufacturing or processing center or other type use- this property could make an ideal home. Also available with 52 Elmer Street see s1596852**

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

Directions: **From Lyons head east on Route 31 to a right onto Cole Rd and a left on Old Route 31. Property is on the left. Please have a confirmed appointment prior to going to the property, thank you!**

**Lease Information**

**Utilities Information**

HVAC Type: **Forced Air, Other - See Remarks, Radiant**      Sewer/Water: **Public Sewer Connected, Public Water Connected**  
HVAC Fuel: **Gas, Other - See Remarks**      Boiler Type:  
Electric: **Available**      Insulation: **Other**  
Energy Eqpt: **Other**      Septic Location:  
Type of Well: **None**      Well Location:  
Grn Bld Vr Type:  
Grn Indoor Air Q:  
Grn Water Cnsrv:

**Additional Information**

Living Qtrs: **No**  
Available Docs: **Aerials**  
Bldg Misc: **Bays, Carpet, Offices, Restroom - Office, Restroom - Shop**

Public Trans:      Constr Mtrls: **Frame, Metal, Other - See Remarks**  
Total # Residential Units:      Roof: **Metal**

Studio:      Docks: **0**      Yrs Estb:  
1 Bed:      Rooms:      Seat Cap:  
2 Bed:      Trk Bays: **7**      Accessibility:  
3 Bed:      Employees:      Seller Desires: **Other - See Remarks**

**Financial Information**

Possible Fin: **Cash, Commercial Loan, Conventional, Other - See Remarks**      Type of Sale: **Normal**

1st Mtg Bal: **\$0**      Equity: **\$485,000**      Town/Cnty Tax: **\$3,278**  
2nd Mrt Bal: **\$0**      Tax Info:      City/Vil Tax: **\$0**  
Assess Val: **\$177,000**      Annl Spc Assess: **\$0**      School Tax: **\$4,208**  
Gross Annl Inc:      Net Op Income:      Total Taxes: **\$7,486**  
Annl Op Exp:  
Inc/Exp Info: **None**

Op Exp Incl: **Other - See Remarks**  
Closed Date:

Sale Price:

DOM:

**7**  
MLS#: **S1595075**

Caleb Shoemaker  
Not Licensed

8645 E. Seneca TNPk Manlius, NY 13104  
Canaan Realty

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