



New Listing

MLS#: **S1596852** **Commercial/Industrial**
5 & 52 Old Route 31 & Elmer St
 County: **Wayne** Zip: **14489**
 Town/City: **Lyons** Pstl City: **Lyons**
 Area #: **Lyons-542889**

List Price: **\$595,000**
 Acres: **4.89**
 Cross St: **State Route 31**
 Lot Front: **1,152**
 Lot Depth: **300**
 Lot Shape: **Irregular**
 Lot #: **578**
 Gr SqFt: **19,100**
 Trans Type: **Sell**
 Year Built: **1940**
 Yr Blt Desc: **Existing**
 # Photo: **25**

Subdivision:
 TxMap#: **542800-071-111-0011-578-562-0000**
 Addl TxMap#:
 City Nghbrhd:
 School Dist: **Lyons**
 High School:
 Middle School:
 Elem School:

General Information

Category:
 Sale Incl: **Land and Building**
 Type Bldg: **Manufacturing, Other - See Remarks, Warehouse**
 Bus Name:
 Bus Type:
 Elec Svc: **3 Phase, Other - See Remarks**
 Prop Use:
 Location: **Other - See Remarks**
 Floor: **Carpet, Concrete, Other - See Remarks**
 Parking: **40/On Site**
 Zoning: **rmkl**
 Water Related Features:

Tot Units:
 # Stories: **1.0**
 # Bldgs: **3**
 Franchise: **No**
 Avail Prkg: **40**
 Mx Ceil Hgt: **16**
 Mx OH Dr: **12**
 On Wtrfrt: **No**
 Name:
 Basement: **None**
 Loading: **Other - See Remarks**

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

Public Remarks: **Current business is expanding to a larger location. This offering features TWO locations! 5 Old State Route 31 is a mix-use space with approx. 8,000 SF currently used for manufacturing and fabrication. Full utilities and onsite parking. Well-lit & multi overhead door openings for eash access. Sturdy concrete floors with ample power for electric presses or other machines. 12' overhead door openings with max interior hight 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! The second location, 52 Elmer St is located in a secluded portion of Lyons, with full utilities and could be ideal for storage, waterhouse, or light manufacturing options. The main structure is generally 130 x 50 with large bay and multiple overhead ingress / egress doors. Small detached building ideal for office, rental, or showroom. If you are in need of reasonably priced storage or warehouse space under 7.5 miles to NYS thruway (I 90) and conveniently located roughly midway between two ideal market of Syracuse and Rochester- this is a must see property offering! Also listed seperately with 52 Elmer at s1595079 & 5 Old Rt 31 at sS1595075**

Unbranded VT: [Click Here](#)

Aerial Drone Video:

Virtual Tour 3D:

Directions: **From Lyons head east on Route 31to a right onto Cole Rd and a left on Old Route 31. Property is on the left. Also includes 52 elmer St. Please have a confirmed appointment prior to going to either property, thank you!**

Lease Information

Utilities Information

HVAC Type: **Forced Air, Other - See Remarks, Radiant**
 HVAC Fuel: **Gas, Other - See Remarks**
 Electric: **Available**
 Energy Eqpt: **Other**
 Type of Well: **None**
 Grn Bld Vr Type:
 Grn Indoor Air Q:
 Grn Water Cnsrv:

Sewer/Water: **Public Sewer Connected, Public Water Connected**
 Boiler Type:
 Insulation: **Other**
 Septic Location:
 Well Location:

Additional Information

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

Public Trans:
 Total # Residential Units:
 Studio: Docks: **0** Yrs Estb:
 1 Bed: Rooms: Seat Cap:
 2 Bed: Trk Bays: **7**
 3 Bed: Employees:

Constr Mtrls: **Frame, Metal, Other - See Remarks**
 Roof: **Metal**
 Accessibility:
 Seller Desires:

Financial Information

Possible Fin: **Cash, Commercial Loan, Conventional, Other - See Remarks**

Type of Sale: **Normal**

1st Mtg Bal: **\$0**

Equity: **\$595,000**

Town/Cnty Tax: **\$4,925**

2nd Mrt Bal: **\$0**
Assess Val: **\$177,000**
Gross Annl Inc:
Annl Op Exp:
Inc/Exp Info: **None**
Op Exp Incl: **Other - See Remarks**
Closed Date:

Tax Info:
Annl Spc Assess: **\$0**
Net Op Income:

City/Vil Tax: **\$0**
School Tax: **\$5,961**
Total Taxes: **\$10,886**

Sale Price:

DOM: **6**
MLS#: **S1596852**
Canaan Realty

Caleb Shoemaker
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 Monday, April 7, 2025