



MLS#: **S1609024** **Commercial/Industrial** **A-Active**
4347 Us Route 11 List Price: **\$1,200,000**
 County: **Oswego** Zip: **13142** Acres: **53.00**
 Town/City: **Richland** Pstl City: **Pulaski** Cross St: **Halsey**
 Area #: **Richland-355089**
 Subdivision: Lot Front: **1,128**
 TxMap#: **355089-085-000-0003-002-030-0000** Lot Depth: **2,000**
 Addl TxMap#: Lot Shape: **Irregular**
 City Nghbrhd: Lot #: Gr SqFt: **5,108**
 School Dist: **Pulaski Academy and Central** Trans Type: **Sell**
 High School: Year Built: **1975**
 Middle School: Yr Blt Desc: **Existing**
 Elem School: # Photo: **19**

General Information

Category: **Apartments, Business Opportunity, Commercial, Other - See Remarks, Retail/Office** Tot Units: **9** Office SqFt:
 Sale Incl: **Land, Building and Business, Other - See Remarks** # Stories: **2.0** Manuf SqFt:
 Type Bldg: **Other - See Remarks, Restaurant / Food, Retail, Wholesale** # Bldgs: **7** Res SqFt: **2,200**
 Bus Name: Franchise: **No** Retail SqFt: **1,500**
 Bus Type: **Mixed use** Avail Prkg: **25** Leased SqFt:
 Elec Svc: **220V, Other - See Remarks** Mx Ceil Hgt: Wrhse SqFt: **4,250**
 Prop Use: **Conforming, Grandfathered** Mx OH Dr: Vacant SqFt:
 Location: **Other - See Remarks** On Wtrfrt: **Yes/Pond**
 Floor: **Concrete, Other - See Remarks** Name: **Other**
 Parking: **25/On Site, Other - See Remarks, Surfaced** Basement: **None**
 Zoning: **RAI** Loading: **Dock Leveler(s), Other - See Remarks**
 Water Related Features:
 Public Remarks: **This expansive mixed-use property offers over 50 acres of land just minutes from downtown Pulaski and the I-81 onramp. Currently, the site features several greenhouses (several covered, others in need of repair), a country restaurant, an operating cigar shop, a 4,000+ square foot warehouse, two large, updated apartments, and acreage with a new solar lease (terms are just being finalized). If you are seeking a mixed-use site to run and further develop this is a unique opportunity! Many options to consider from enhancing it's current use, or potential to transform the property into a distinctive wedding or event destination with the potential for on-site catering, retail, venue space, and lodging. The home next door is also listed for sale if additional residential space is needed. Also listed as lot/land S1631865**

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

Directions: **From Pulaski follow Rt 11 S to 4347 on R.**

Lease Information

Utilities Information

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

Additional Information

Living Qrtrs: **Yes/Apartment, Other - See Remarks**
 Available Docs: **Aerials, Other - See Remarks**
 Bldg Misc: **Bays, Furniture/Equipment, Offices, Pole Sign, Restroom - Public, Restroom - Shop**
 Public Trans: Constr Mtrls: **Other - See Remarks**
 Total # Residential Units: **2** Roof: **Metal, Other - See Remarks**
 Studio: Docks: Yrs Estb:
 1 Bed: Rooms: **10** Seat Cap:
 2 Bed: Trk Bays:
 3 Bed: **2** Employees:

Financial Information

Possible Fin: **Cash, Commercial Loan, Other - See Remarks** Type of Sale: **Normal**
 1st Mtg Bal: Equity: **\$1,200,000** Town/Cnty Tax: **\$5,577**
 2nd Mrt Bal: Tax Info: City/Vil Tax: **\$0**
 Assess Val: **\$294,934** Annl Spc Assess: **\$0** School Tax: **\$8,144**
 Gross Annl Inc: Net Op Income:
 Annl Op Exp:
 Inc/Exp Info: **None** Total Taxes: **\$13,721**
 Op Exp Incl: **Other - See Remarks**

Closed Date:

Sale Price:

DOM:

112

MLS#: **S1609024**

Canaan Realty



Caleb Shoemaker

Not Licensed

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