



MLS#: **S1609029** **Commercial/Industrial**
[14 Main St](#)
 County: **Jefferson** Zip: **13605**
 Town/City: **Adams** Pstl City: **Adams**
 Area #: **Adams-Village-222001**
 Village: **Adams-Village**
 Subdivision:
 TxMap#: **222001-112-036-0004-003-000**
 Addl TxMap#:
 City Nghbrhd:
 School Dist: **South Jefferson**
 High School:
 Middle School:
 Elem School:

List Price: **A-Active \$375,000**
 Acres: **0.04**
 Cross St: **Grange**
 Lot Front: **23**
 Lot Depth: **71**
 Lot Shape: **Rectangular**
 Lot #:
 Gr SqFt: **4,301**
 Trans Type: **Sell**
 Year Built: **1850**
 Yr Blt Desc: **Existing**
 # Photo: **9**

General Information

Category: **Apartments, Business Opportunity, Commercial, Other - See Remarks, Retail/Office** Tot Units:
 Sale Incl: **Equipment, Land and Building** # Stories: **2.0**
 Type Bldg: **Office Building, Other - See Remarks, Restaurant / Food, Retail** # Bldgs: **1**
 Bus Name:
 Bus Type:
 Elec Svc: **220V** Franchise: **No** Retail SqFt:
 Prop Use: **Conforming** Avail Prkg: **0** Leased SqFt:
 Location: **Business District, Corner, Other - See Remarks** Mx Ceil Hgt:
 Floor: **Other - See Remarks** Mx OH Dr:
 Parking: **0/Fee Parking, Other - See Remarks** On Wtrfrt: **No** Whrse SqFt:
 Zoning: **GCI** Name:
 Water Related Features:
 Basement: **Partial** Loading: **Other - See Remarks** Vacant SqFt:

Public Remarks: **Building and existing business opportunity! Existing smoke / cigar shop fully permitted and operating. This choice location is only minutes from downtown Watertown which provides a unique opportunity with the historic 2-3 story brick row building nestled in the Village, with adjoining public parking and easy access to Route 81. Great history in this charming building which was formerly a two-story restaurant. Many options exist from running the current business, convert to offices, a restaurant, or perhaps as apartments. Come see how you might re-imagine this space all the while running a profitable cigar and supply shop.**

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

Directions: **Village of Adams on the corner of Main St and Grange area.**

Lease Information

Utilities Information

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


Additional Information

Living Qtrts: **No**
 Available Docs: **Aerials**
 Bldg Misc:
 Public Trans:
 Total # Residential Units:
 Studio: Docks: Yrs Estb:
 1 Bed: Rooms: Seat Cap:
 2 Bed: Trk Bays:
 3 Bed: Employees:
 Constr Mtrls:
 Roof: **Rolled/Built-Up/Tar, Rubber Membrane**
 Accessibility:
 Seller Desires:

Financial Information

Possible Fin: **Cash, Commercial Loan, Other - See Remarks** Type of Sale: **Normal**
 1st Mtg Bal:
 2nd Mrt Bal:
 Assess Val: **\$89,000** Equity: **\$375,000** Town/Cnty Tax: **\$788**
 Gross Annl Inc:
 Annl Op Exp:
 Inc/Exp Info: **None** Tax Info:
 Op Exp Incl: **Other - See Remarks** Annl Spc Assess: **\$0** City/Vil Tax: **\$987**
 Closed Date: Net Op Income:
 School Tax: **\$1,091**
 Total Taxes: **\$2,866**
 Sale Price: DOM: **142**

Allen T. Olmsted
NY Licensed R.E. Broker

MLS#: **S1609029**
Canaan Realty 

8645 E. Seneca TNPk Manlius, NY 13104

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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 96 results.