



MLS#: **S1610752**      **Commercial/Industrial**  
**4347 & 4346 Us Route 11**  
 County: **Oswego**      Zip: **13142**  
 Town/City: **Richland**      Pstl City: **Pulaski**  
 Area #: **Richland-355089**  
 List Price: **\$1,985,000**  
 Acres: **78.00**  
 Cross St: **Halsey**  
 Lot Front: **1,432**  
 Lot Depth: **2,000**  
 Lot Shape: **Irregular**  
 Lot #:   
 Subdivision:  
 TxMap#: **355089-085-000-0003-002-030-0000**  
 Addl TxMap#:  
 City Nghbrhd:  
 School Dist: **Pulaski Academy and Central**  
 High School:  
 Middle School:  
 Elem School:  
 Gr SqFt: **5,108**  
 Trans Type: **Sell**  
 Year Built: **1975**  
 Yr Blt Desc: **Existing**  
 # Photo: **30**

**General Information**

Category:      Tot Units: **9**      Office SqFt:  
 Sale Incl: **Land, Building and Business, Other - See**      # Stories: **2.0**      Manuf SqFt:  
                  **Remarks**  
 Type Bldg: **Other - See Remarks, Restaurant / Food, Retail,**      # Bldgs: **7**      Res SqFt: **2,200**  
                  **Wholesale**  
 Bus Name:  
 Bus Type: **Mixed use**      Franchise: **No**      Retail SqFt: **1,500**  
 Elec Svc: **220V, Other - See Remarks**      Avail Prkg: **25**      Leased SqFt:  
 Prop Use:      Mx Ceil Hgt:      Whse SqFt: **4,250**  
 Location: **Other - See Remarks**      Mx OH Dr:  
 Floor: **Concrete, Other - See Remarks**      On Wtrfrt: **Yes/Pond**  
 Parking: **25/On Site, Other - See Remarks, Surfaced**      Name: **Other**  
 Zoning: **RAI**      Basement: **None**  
 Water Related Features:      Loading: **Dock Leveler(s), Other - See Remarks**

Public Remarks: **Country mixed-use offering! Perhaps one of the most diverse properties we have presented. With 7 unique operations all under one holding. From single-family residential, multi-unit cottages for Air B&B, cigar and smoke shops, restaurants, apartments, warehousing (4000 SF), greenhouses, and soon a solar array- each offering a separate income stream potential. If you are serious about a homegrown business operation this is a must-see. Located just minutes South of Village of Pulaski. Opportunities to expand the cottage, perhaps utilize as a large site eent and wedding venue hosting all aspects from the event center, catering, to restaurant, and wedding party housing all on site Plenty of improvement potential and growth options. Come see what this site has to offer! Also listed as lot / land S1631894**

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

Directions:

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

**Financial Information**

Possible Fin: **Cash, Commercial Loan, Conventional, Other - See Remarks**      Type of Sale: **Normal**  
 1st Mtg Bal: **\$0**      Equity: **\$1,985,000**      Town/Cnty Tax: **\$5,882**  
 2nd Mrt Bal: **\$0**      Tax Info:      City/Vil Tax: **\$0**  
 Assess Val: **\$307,174**      Annl Spc Assess: **\$0**      School Tax: **\$8,482**  
 Gross Annl Inc:      Net Op Income:      Total Taxes: **\$14,364**  
 Annl Op Exp:  
 Inc/Exp Info: **None**  
 Op Exp Incl: **Other - See Remarks**

Closed Date:

Sale Price:

DOM:

**110**

MLS#: **S1610752**

**Canaan Realty**



Caleb Shoemaker

Not Licensed

**8645 E. Seneca TNPk Manlius, NY 13104**

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