



MLS#:	S1612613	Commercial/Industrial	List Price:	A-Active \$3,950,000	
	<u>9663 Lewis Point Rd</u>		Acres:	19.00	
County:	Madison	Zip:	13032	Cross St:	Lake Rd
Town/City:	Lenox	Pstl City:	Canastota	Lot Front:	47
Area #:	Lenox-253689			Lot Depth:	1,000
Subdivision:				Lot Shape:	Irregular
TxMap#:	253689-006-050-0001-001-000-0000			Lot #:	1
Addl TxMap#:	253689-006-058-0001-004-001-0000			Gr SqFt:	4,016
City Nghbrhd:				Trans Type:	Sell
School Dist:	Canastota			Year Built:	1975
High School:				Yr Blt Desc:	Existing
Middle School:				# Photo:	35
Elem School:					

General Information

Category:	Mixed Use, Other - See Remarks	Tot Units:		Office SqFt:	
Sale Incl:	Land and Building, Other - See Remarks	# Stories:	1.0	Manuf SqFt:	
Type Bldg:	Other - See Remarks	# Bldgs:	6	Res SqFt:	
Bus Name:		Franchise:	No	Retail SqFt:	
Bus Type:		Avail Prkg:	100	Leased SqFt:	
Elec Svc:	Other - See Remarks	Mx Ceil Hgt:		Wrhse SqFt:	
Prop Use:		Mx OH Dr:		Vacant SqFt:	
Location:	Other - See Remarks	On Wtrfrt:	Yes/Lake		
Floor:		Name:	Oneida Creek		
Parking:	100/Dirt / Stone, On Site	Basement:			
Zoning:	BR1	Loading:			
Water Related Features:					

Public Remarks: **Incredibly rare gem on Oneida Lake! This spectacular offering is one of Oneida Lakes largest privately held frontages. Boasting 2,500' of unparalleled shoreline with an ideal cove for boats along the Eastern shoreline and tranquil walking and wading along the Western shore. No other site on the entire lake provides the tranquility and unobscured splendor of Lakefront living that this property- locally known as Lewis Point- offers. Set in a picturesque, park-like landscape, the grounds include manicured lawns, a charming pavilion, and a clubhouse that evokes the charm of simpler times. It's the perfect setting to enjoy both breathtaking sunrises and unforgettable sunsets. The current owners have enjoyed their time of stewardship and are ready to welcome the next generation to enjoy and care for this gem as they have. The property is connected to public water and sewer, with the potential for a single, private estate, mix use with home and event space, or others as allowed by town. Existing RV camp site offers the potential for income generation. Also listed as Lot/Land S1612620**

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

Directions: **From Lake Rd/Rt 13 head north onto Lewis Point Rd. Property is at the end of the road. Pls have a confirmed appt prior to going to the property.**

Lease Information

Utilities Information

HVAC Type:	Other - See Remarks	Sewer/Water:	Public Sewer Connected
HVAC Fuel:	Other - See Remarks	Boiler Type:	
Electric:	Connected	Insulation:	Other
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	Constr Mtrls:	
Available Docs:	Aerials, Other - See Remarks	Roof:	Asphalt
Bldg Misc:		Accessibility:	
Public Trans:		Seller Desires:	
Total # Residential Units:			
Studio:	Docks:	Yrs Estb:	
1 Bed:	Rooms:	Seat Cap:	
2 Bed:	Trk Bays:		
3 Bed:	Employees:		

Financial Information

Possible Fin:	Cash, Commercial Loan, Other - See Remarks	Type of Sale:	Normal		
1st Mtg Bal:	\$0	Equity:	\$3,950,000	Town/Cnty Tax:	\$20,170
2nd Mrt Bal:	\$0	Tax Info:		City/Vil Tax:	\$0
Assess Val:	\$950,550			School Tax:	\$26,172
Gross Annl Inc:		Annl Spc Assess:	\$0	Total Taxes:	\$46,342
Annl Op Exp:		Net Op Income:			
Inc/Exp Info:	Estimated				
Op Exp Incl:	Other - See Remarks				

Closed Date:

Sale Price:

DOM:

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MLS#: **S1612613**

Caleb Shoemaker

Not Licensed

Canaan Realty

8645 E. Seneca TNPK Manlius, NY 13104

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