



MLS#: **S1631865** **Lots, Land, Farms, and Seasonal/Camps** **A-Active**
4347 Us Route 11
 County: **Oswego** Zip: **13142** List Price: **\$1,200,000**
 Town/City: **Richland** Pstl City: **Pulaski** LP/SF: **\$234.93**
 Area #: **Richland-355089** Acres: **53.00** Cross St: **Halsey**
 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 #: **5,108** []
 School Dist: **Pulaski Academy and Central** AboveGrade Sq:[]
 High School: Fin Bsmnt SqFt:[]
 Middle School: SqFt Source:
 Elem School: # Photo: **19**

General Information

Type: **Commercial, Other - See Remarks** Improvement:
 Topography: **Other - See Remarks, Rolling**
 Road Ft/Desc: **Other - See Remarks, Town** Buildings: **2 Plus Unit, Accessory Dwelling Unit, Other - See Remarks**
 Zoning: **Other - See Remarks** Milk Mkt: # Horse Stls: **0**
 Land Feat: **Other - See Remarks, Pond, Scenic View**
 Addl Rooms:
 Bedrooms: Baths: Stories: **2.0** Rooms: **10**
 On Wtrfrnt: **Yes/Pond** Footage: **650**
 Name: **Other** Island Name: Rip Rgts: **No**
 OGM Rsvrd: **No** Timber Rgts Rsv: **No**
 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 commercial s1609024**

Unbranded VT: [Click Here](#)

Aerial Drone Video:

Virtual Tour 3D:

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

Residence Information

Style of Res: Garage:
 Constr Mtrls:
 BR 1st Flr: BR 2nd Flr: BR 3rd Flr: **0** BR Basement: **0**
 FB 1st Flr: FB 2nd Flr: FB 3rd Flr: **0** FB Basement: **0**
 HB 1st Flr: HB 2nd Flr: HB 3rd Flr: **0** HB Basement: **0**
 Kitchen:
 Basement: **None**
 Floor: **Other - See Remarks**
 Attic: Roof Desc: **Metal, Other - See Remarks**
 Addl Rooms:
 Interior Feat:
 Exterior Feat:
 Appliances:
 Accessibility:
 Foundation:
 Emerg Backup:
 ENERGY STAR
 Qualified®:
 # Fireplace: **0** # Artificial: **0** # Gas: **0** # Pellet: **0**
 # Wood Burning: **0** # Wood Stove: **0** # Coal: **0** # Other: **0**
 # Freestanding: **0** # Not to Code: **0**

Utilities Information

Utils on Site: **Electric, Other - See Remarks** Waste Disp: **Septic**
 HVAC Type: **Other - See Remarks** Insulation: **None**
 Electric: **Available**
 Utils Avail: **Other - See Remarks**
 HVAC Fuel: **Other - See Remarks** Water Htr Fuel:
 Water Supply: **Well**
 Type of Well: **Other** Well Location: **rmk**
 Energy Eqpt: **Other** Septic Location:
 Grn Bld Vr Type:

Grn Indoor Air Q:
Grn Water Cnsvr:

Miscellaneous Information

Avail Docs: **Aerials**
Dev Status: **Other - See Remarks**
Soil: Restrictions:
Seller Provides: **Other - See Remarks**
Conditions: **Other - See Remarks**
Seller Stake in Lnd: Addl Site Data:
Driveway Desc: **Parking Area**
Possible Uses: **Commercial, Other - See Remarks, Recreational**
Lot/Addtl Info: **Other - See Remarks**
Crop Acres: **0.0000** # Timber Acres: **0.0000** # Wooded Acres: **0.0000**
Tillable Acres: **0.0000** # Pasture Acres: **0.0000**

Financial Information

Type of Sale: **Normal** Annl Spc Assess: **\$0** Lot Rent:
Tax Info: Assess Val: **\$294,934** School Tax: **\$8,144**
Town/Cnty Tax: **\$5,557** City/Vil Tax: **\$0** Total Taxes: **\$13,701**
Closed Date: Sales Price: DOM: **28**

Caleb Shoemaker
Not Licensed

MLS#: **S1631865**
Canaan Realty 
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