



MLS#: **S1631894** **Lots, Land, Farms, and Seasonal/Camps** **A-Active**  
**4347 & 4346 Us Route 11**  
 County: **Oswego** Zip: **13142** List Price: **\$1,985,000**  
 Town/City: **Richland** Pstl City: **Pulaski** LP/SF: **\$388.61**  
 Area #: **Richland-355089** Acres: **78.00** Cross St: **Halsey**  
 Subdivision: Lot Front: **1,432**  
 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: **30**

**General Information**

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

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 commercial S1610752**

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: **Electric, Other - See Remarks**  
 HVAC Fuel: **Other - See Remarks** Water Htr Fuel:  
 Water Supply: **Well**  
 Type of Well: Well Location: **rmk**  
 Energy Eqpt: **Other** Septic Location:  
 Grn Bld Vr Type:  
 Grn Indoor Air Q:

Miscellaneous Information

Avail Docs: **Aerials, Other - See Remarks**  
 Dev Status: **Other - See Remarks**  
 Soil: Restrictions:  
 Seller Provides: **Other - See Remarks**  
 Conditions: Addl Site Data:  
 Seller Stake in Lnd: **Parking Area**  
 Driveway Desc: **Commercial, Other - See Remarks, Recreational**  
 Possible Uses: **Other - See Remarks**  
 Lot/Addtl Info:  
 # 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: **\$307,174** School Tax: **\$8,482**  
 Town/Cnty Tax: **\$5,882** City/Vil Tax: **\$0** Total Taxes: **\$14,364**  
 Closed Date: Sales Price: DOM: **28**

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**Canaan Realty**



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

Caleb Shoemaker  
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