



New Listing

MLS#: **S1649044** **Commercial/Industrial**
4480 Lafayette Rd
County: **Onondaga** Zip: **13078**
Town/City: **Onondaga** Pstl City: **Jamesville**
Area #: **Onondaga-314200**

List Price: **\$11,000,000**
Acres: **168.00**
Cross St: **Rt 173**

Lot Front: **2,100**
Lot Depth: **1,300**
Lot Shape: **Irregular**
Lot #: **5**

Gr SqFt:
Trans Type: **Sell**
Year Built: **0**
Yr Blt Desc: **To Be Built**
Photo: **11**

Subdivision:
TxMap#: **314200-036-000-0001-005-000-0000**
Addl TxMap#: **311500-063-000-0002-001-001-0000**
City Nghbrhd:
School Dist: **LaFayette**
High School:
Middle School:
Elem School:

General Information

Category: **Other - See Remarks**
Sale Incl: **Land Only, Other - See Remarks**
Type Bldg:
Bus Name:
Bus Type:
Elec Svc:
Prop Use:
Location: **Other - See Remarks, Residential**
Floor:
Parking: **0**
Zoning: **RMKI**
Water Related Features:

Tot Units:
Stories: **0.0**
Bldgs: **0**
Franchise: **No**
Avail Prkg: **0**
Mx Ceil Hgt:
Mx OH Dr:
On Wtrfrt: **No**
Name:
Basement:
Loading:

Office SqFt:
Manuf SqFt:
Res SqFt:
Retail SqFt:
Leased SqFt:
Wrhse SqFt:
Vacant SqFt:

Public Remarks: **Major development offering with over 260 units approved for development, with existing grants to start development. Much of the heavy lifting is complete, with additional development of high-end estate settings on adjoining acreage. The City of Syracuse and the Town of Onondaga are both strategically positioned to serve the expanding community to manage the Micron development and the major influx of residential needs. With the City of Syracuse and Onondaga County working proactively to meet this exciting demand, this offering is poised to assist. Formerly home to the Lafayette Country Club and Golf course, with the vision and enhanced planning that went into the approved development, this is an opportunity to hit the ground running now with ample momentum and community leaders behind this project. If you are looking to capitalize on the historic growth for Central NY, here is your opportunity to get on board. Also listed as Lot/Land S1648731**

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

Directions: **From Rt 173 turn onto Lafayette Rd past the Nob Hill Partments and land will be on your left just past 409 Lafayette Rd. Please have a confirmed appointment prior to walking the land.**

Lease Information

Utilities Information

HVAC Type: **Other - See Remarks**
HVAC Fuel: **Other - See Remarks**
Electric:
Energy Eqpt: **None**
Type of Well:
Grn Bld Vr Type:
Grn Indoor Air Q:
Grn Water Cnsrv:

Sewer/Water: **Public Sewer Available**
Boiler Type:
Insulation: **None**
Septic Location:
Well Location:

Additional Information

Living Qrtrs: **No**
Available Docs: **Aerials**
Bldg Misc:
Public Trans:
Total # Residential Units:
Studio: Docks:
1 Bed: Rooms:
2 Bed: Trk Bays:
3 Bed: Employees:

Constr Mtrls:
Roof: **Other - See Remarks**

Accessibility:
Seller Desires:

Financial Information

Possible Fin: **Cash, Commercial Loan, Conventional, Other - See Remarks**

1st Mtg Bal: **\$0**
2nd Mrt Bal: **\$0**
Assess Val: **\$1,015,200**
Gross Annl Inc:
Annl Op Exp:
Inc/Exp Info: **None**
Op Exp Incl: **Other - See Remarks**

Type of Sale: **Normal**

Equity: **\$11,000,000**
Tax Info:
Annl Spc Assess: **\$0**
Net Op Income:

Town/Cnty Tax: **\$8,654**
City/Vil Tax: **\$13,045**
School Tax: **\$17,958**
Total Taxes: **\$39,657**

Closed Date:

Sale Price:

DOM:

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MLS#: **S1649044**

Canaan Realty



Caleb Shoemaker

Not Licensed

8645 E. Seneca TNPk Manlius, NY 13104

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