

200800365 4350 MIDDLE SETTLEMENT RD.

\$2,500,000

COMMERCIAL

Near/Between: SENECA TURNPIKE

NEW HARTFORD

Lot Size = 4.5 ACRES

Acres = 4.5

Use : OFFICE BUILDING

Tax Map : 328.000-2-62.3



BUILDING SQUARE FEET

Appx. Building : 20000
Office : 20000
Warehouse : 0
Retail : 0
Manufacturing : 0
Lot : 0

Age : 7
Stories : 1
Units : 5
Parking Spcs : 100
Ceiling Height : 10
Ovhd Doors : 0
Height OvHd Dr : 0

County : ONEIDA
School : NEW HARTFORD
Ext. Appear : VERY GOOD
Int. Appear : VERY GOOD
Possession : TO BE DETERMINED
Roof : ASPHALT
Basement : PARTIAL

FINANCIAL

Assessment = \$1,150,000
City/Assmt = \$0
School Taxes = \$27,681
County Taxes = \$11,052
Village Tax = \$0
Special Tax = \$0
Total Taxes = \$38,733

Net Income = \$0
Annual Gross = \$0
Lease/Month = \$0

EXPENSES/YEAR

Insurance = \$0
Water = \$0
Elec/Gas = \$0
Maintenance = \$0
Management = \$0
Other = \$0

Heat : BASEBOARD,HOT WATER
Heating Systems : 4
Sewer : PUBLIC INSTALLED
Electricity : 220 VOLTS,CIRCUIT
Electric Meters : 4
Amps :
Flooring : SEE REMARKS
Cooling : CENTRAL
Cooling Systems : Multiple
Gas : NATURAL GAS
Gas Meters : 4
Water : PUBLIC INSTALLED
Water Meters:
Exterior : ALUMINUM,BRICK,VINYL

Envir. Assess. Available Phase 1 : No
Envir. Assess. Available Phase 2 : No

Loan Balance = \$0
Loan Payment = \$0

Loan Rate = \$0
Loan Expiration = N/A

Tenant Pays : ELECTRIC,GAS,OTHER

EXTRAS : 100% Sprinkled

INFO WITH BROKER : FLOOR PLAN, LEASE INFORMATION, SURVEY

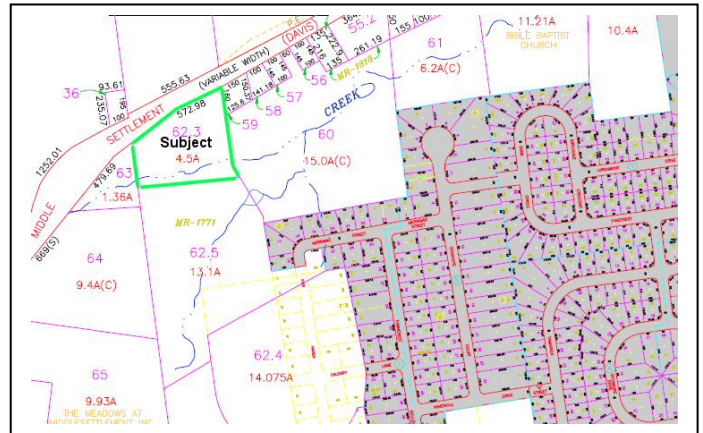
REMARKS : PROFESSIONAL OFFICE BUILDING FOR SALE ON 4.5 ACRES WITH CURRENTL AAA TENANTS THAT HAVE LONG TERM LEASES. 1,200 SQ/FT OF SPACE AVAILABLE FOR LEASE.

OWNER : JAC REALTY LLC
SALES AGENT: JOSEPH CARUCCI (0021)
OFFICE : PRUDENTIAL J. R. CARUCCI REAL ESTATE, INC.

PHONE :(315) 736-1895
PHONE :(315) 733-0463

<p>600 French Road New Hartford, NY 13413 315-733-0463</p>		<p>Joseph R. Carucci Real Estate</p>
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200800365 (4350 MIDDLE SETTLEMENT RD., NEW HARTFORD)



2007 Financial Information

\$274,165 Gross Receipts

\$ 68,988 Total Expenses (excluding Depreciation and Mortgage Payments)

Available 1,200 sq. ft. at \$16.00/ sq. ft. NNN

Tenants: AXA Financial
Dr. Palumbo – Dove Eye Center
Dermody, Burke & Brown CPA
Hospice Palliative Care