

200803998 9634 ROUTE 49

MARCY

\$399,000

COMMERCIAL

Near/Between: MAYNARD DR.

Lot Size = 4.3 ACRES Acres = 4.3

Use : WAREHOUSE

Tax Map : 306.000-2-8 Original Price : \$399,000



**BUILDING SQUARE FEET**

Appx. Building : 5000  
Office : 1000  
Warehouse : 4000  
Retail : 0  
Manufacturing : 0  
Lot : 0

Age : 30  
Stories : 1  
Units : 1  
Parking Spcs : 50  
Ceiling Height : 12  
# Ovhd Doors : 25  
Height OvHd Dr : 10

County : ONEIDA  
School : WHITESBORO  
Ext. Appear : GOOD  
Int. Appear : GOOD  
Possession : TO BE DETERMINED  
Roof : METAL  
Basement : NONE

**FINANCIAL**

Assessment = \$339,600  
City/Assmt = \$0  
School Taxes = \$8,850  
County Taxes = \$2,724  
Village Tax = \$1,725  
Special Tax = \$0  
Total Taxes = \$13,299  
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 : GAS, FORCED AIR  
# Heating Systems : 0  
Sewer : PUBLIC INSTALLED  
Electricity : CIRCUIT BREAKERS, 220  
# Electric Meters : 1  
Amps : 150  
Flooring : CONCRETE  
Cooling : NONE  
# Cooling Systems : 0  
Gas : NATURAL GAS  
# Gas Meters : 2  
Water : PUBLIC INSTALLED  
# Water Meters : 1  
Exterior : STEEL

Envir. Assess. Available Phase 1 : No Loan Balance = \$0 Loan Rate = \$0  
Envir. Assess. Available Phase 2 : No Loan Payment = \$0 Loan Expiration = N/A

Tenant Pays : WASTE, OTHER, GAS, ELECTRIC

EXTRAS : OVERHEAD, LOADING DOCK, FRONTAGE EXP, FENCING, EXPANSION AVAILABLE

INFO WITH BROKER : LEASE INFORMATION

REMARKS : FORMER CON-WAY FREIGHT TERMINAL. LARGE LOT WITH ROUTE 49 EXPOSURE. AVAILABLE IMMEDIATELY. APPROX 25 TRUCK DOCKS & RAMP TO GROUND LEVEL. ENTIRE BUILDING AREA IS FENCED IN FOR SECURITY. A LONG TERM LEASE OR A LEASE TO PURCHASE IS POSSIBLE. BUILDING IS ADAPTABLE TO WAREHOUSE, RETAIL, & OTHER USES TOO.

SALES AGENT: LEONARD PUGH (1680)  
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**The Prudential**  **Joseph R. Carucci Real Estate**

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