


Property Type CI - Commercial Industrial Full Agent Report

Property Type CM - CRMLS Commercial Full Agent Report



MLS#: **201516260** Area: **858** List Price: **\$129,000**
 Status: **Active** Map Co: **0000** Orig List Price: **\$129,000**
 Spec Mkt Cond: **No** Sale Price:
 Address: **000 STATE HIGHWAY 10** Zip: **00000**
 City/Town (taxing entity) **Ephratah**
 City/Town (Mail Address) **Ephratah**
 Village: **Rockwood**
 County: **Fulton** OLSF: OLM:
 Locale: **residential vacant land** LPSF: Offerd Lease Term:
 Section: **130** Block: **1** Lot: **50.1** APN: **172600 130-1-50.1**

Category:	Multiple Dwelling Units	Use:	Business, Mobile Home Park
Zoning:	town	Restrictions:	Handicap: Yes
Road Frontage:		Lot Size:	Lot SqFt:
	TOTAL SQFT AVAIL SQFT CEILINGS	Elevators:	Acres: 3.300
Building:	0 0	Overhead Door:	Stories:
Office:	0	Loading Dock:	
Warehouse:	0	Sprinkler:	
Retail:	0	RR Siding:	
Age:	1	Parking:	/ Private
Condition:	Construction:		
	Roof:		

Remarks: **3.3 Acre Approved Mobile Home Park with all of the sites Id. and Electric, water, and sewer hookups all in place. Owners will hold Mortgage with \$50,000 down This Property has also been approved as a RV Park. There are presently 13 sites approved by NYS. and if Travel Trailers are requested there can be many more added**

FINANCING
 Owner Finance: /
 Mortgage:
 Assessed Value:

Directions: **Proceed on Rt.10 in Rockwood just past the Reservoir.**

Business Name: Year Established: Docs Available:

EXPENSES		ANNUAL TAXES		UTILITIES	
Gas/Oil:	\$ /	General:	\$ /	Heat:	
Electric:	\$ /	School:	\$ /	A/C:	
Water/Sewer:	\$	Village:	\$ /	Water:	yes
Repairs/Maint	\$ /	Total:	\$ 1,500 /E	Sewer:	No
RE Taxes:	\$			Volts:	
Insurance:	\$			Septic:	Yes
Management:	\$	Tenant Pays		Amps:	
				Phase:	

LO: **Jack Callery Real Estate - Office: 518-762-1884** Sign:

LO Code: **2383A**

LA1: **John Callery - Home: 518-762-1884ext. 0**

LA1 Code: **24090** jackcallery23@yahoo.com

LA2

Split Commission:

Split Comm Desc.:

List Team:

Owner: **Ottuso/Berry**

Owner Phone:

Possession:

Depository: **Citizens bank**

Sub-Ag **2.5** Buy Ag **2.5** Bkr Ag **2.5**

List Date: **7/22/2015** Expire Date: **1/22/2018** Sale Terms:

Pend Date: Status Date: **1/23/2017** Sell Office:

Closed Date: Sell Agent 1:

Days On Market: **600** Sell Agent 2:

Owner Contribution: Sld Rmks & Contribution \$:

Virtual Tour URL:

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