

Cross Property 360 Property View

2389 State Route 5, Schuyler-214800, NY 13502

Listing



MLS#: S1678569	Commercial/Industrial	VR Pricing: No	List Price: \$1,300,000
2389 State Route 5	County: Herkimer	Zip: 13502	
Town/City: Schuyler	Pstl City: Utica	Cross St: Dyke Rd	
Area#: Schuyler-214800			
Subdivision:		Acres: 1.50	
TxMap#: 214800-104-002-0002-005-100-0000		Lot Front: 300	
Addl TxMap#:		Lot Depth: 300	
City Nghbrhd:		Lot Shape: Rectangular	
School Dist: Whitesboro		Lot #: 5	
Type of Sale: Normal		Lot SqFt: 11,417,076	
High School:		Gr SqFt: 13,632	
Middle School:		Trans Type: Sell	
Elem School:		Year Built: 1900	
State: NY - New York	# Attach: 0	Yr Blt Desc: Existing	# Photo: 48
Recent Change: 06/10/2026 : UP : \$1,250,000->\$1,300,000			

Listing Office Information

Offc Name: The Beach Real Estate Team (BEACH001)	Offc Lic#: 315-796-3533
Offc Addr: 1111 Oriskany Street West Utica, NY 13502	Offc Phone: 315-796-3533
LA Name/ID: Sheila A. Beach (sbeach)	Offc Fax: 315-796-3533
LA Email: beachagency@yahoo.com	LA Cell #: 315-796-3533
LA Dir Phone/Fax: 315-796-3533	LA Acpts Txt: 10491213793 (NY)
Owner Name: Estate of Mary Digristina	LA License #: 10491213793 (NY)
Owner 2: Digristina	
Owner Addr: 2389 State Route 5 Utica, NY 13502	

Seller Attorney: Exclusive Right To Sell	Spc Conditions: No	Exclusions:
Listing Type:		Seller Atty Email:
Service Type:		List Date: 05/04/2026
Negotiation w/:	Listing Broker Only	Expire Date: 12/10/2026
Show Appt/Desc:	315-796-3533; List Agent - Call for Showing Instr, Tenant Occupied	DOM: 1
Private Rmrks:	Fully rented need 48 hour notice for all showings. Call listing agent to schedule. Restaurant is remaining open during sale Full rent rolls attached. Lot lines are estimate. Property has been surveyed out for sale. Property lines are estimated. Completed survey is available for viewing. Restaurant is fully ran by owners willing to stay on to train and employees also would like to stay. Taxes total TBD currently together w 300+ acres and multiple houses annual tax \$19,995	

Branded VT:
Unbranded VT: [Click Here](#)
Aerial Drone Video:
Virtual Tour 3D:
Ad Headline:
Ad Copy:
Sub Board: **Mohawk Valley**
Attribution Contact:

Waterfront/Water

Waterfront: No	Island/Name: No	Riparian Rgts:
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General Information

Category: Apartments, Business Opportunity, Commercial, Mixed Use	Tot Units: 15	Office SqFt:
Sale Incl: Equipment, Inventory, Land, Building and Business	# Stories: 1.0	Manuf SqFt:
Type Bldg: Hotel / Motel, Restaurant / Food	# Bldgs: 2	Res SqFt: 4,672
Bus Name: Papa Charlie's	Franchise: No	Retail SqFt: 1,980
Bus Type: Restaurant apartments	Avail Prkg: 20	Leased SqFt:
Elec Svc:	Mx Ceil Hgt:	Whrse SqFt:
Prop Use: Agricultural District, Business District	Mx OH Dr:	Vacant SqFt:
Location:	Basement: Partial	
Floor:	Loading:	
Parking: 20		
Zoning: Truck crop		

Public Remarks: **Rare mixed-use property now available in Schuyler! This income-producing property includes the well-known Papa Charlie's Country Barbeque & Ice Cream along with 14 apartment units, all situated on approximately 2 acres in a prime location along State Route 5. This property offers multiple streams of income with a fully operational restaurant and residential units already in place — making it an ideal opportunity for investors or owner-operators looking to step into an established business. The restaurant is currently owner-operated and has built a strong local presence, while the apartments provide consistent rental income. Whether you're looking to expand your portfolio or run your own business while generating passive income, this property checks all the boxes.**

Directions:

Utilities Information

HVAC Type: AC-Central, Forced Air, Heat Pump	Sewer/Water: Public Water Connected, Septic System
HVAC Fuel: Gas	Boiler Type:
Electric: Municipal	Insulation: Blown-in Insulation, Spray Foam Insulation
Energy Eqpt: None	Septic Location:
Type of Well:	Well Location:
Grn Bld Vr Type:	
Grn Indoor Air Q:	
Grn Water Cnsrv:	

Additional Information

Living Qtrrs: **Yes/Apartment, Other - See Remarks**
Available Docs: **Equipment List, Lease/Sublease, Operating Statements, Survey**

Bldg Misc:
 Public Trans:
 Total # Residential Units: **14**
 Studio: **14** Docks:
 1 Bed: Rooms:
 2 Bed: Trk Bays:
 3 Bed: Employees:

Yrs Estb:
 Seat Cap:

of Leases: **15**
 Constr Mtrls: **Block, Frame**
 Roof: **Asphalt, Metal**

Accessibility:
 Seller Desires: **Cash**

Financial Information

Possible Fin:	Cash, Commercial Loan, Conventional	Equity:	\$1,300,000	Town/Cnty Tax:	\$0
1st Mtg Bal:	\$0	Tax Info:		City/Vil Tax:	\$0
2nd Mrt Bal:	\$0	Assess Val:	\$680,000	School Tax:	\$0
Escrow Agt/Bnk:	The Beach Real Estate Team/First Source	Annl Spc Assess:	\$0	Total Taxes:	\$0
Gross Annl Inc:		Net Op Income:		Orig. List Price:	\$1,250,000
Annl Op Exp:					
PriceChg Time:	06/10/2026				
Inc/Exp Info:	Provided By Owner				
Op Exp Incl:	Electric, Insurance, Rent, Utilities				

Display & Occupancy Information

Possession: **At Closing** Lockbox Serial #:
 Internet: **Yes** Inet St Adrs: **Yes** IDX: **Yes** AVM: **Yes** Blog: **Yes** Realtor.com: **Yes**
 Vacancy Rate:

MLS#: **S1678569**

The Beach Real Estate Team

1111 Oriskany Street West Utica, NY 13502

Sheila A. Beach
 NY Licensed R.E. Broker

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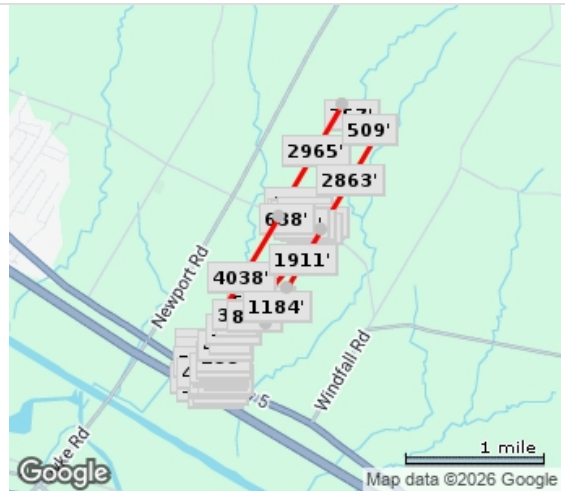
Photos

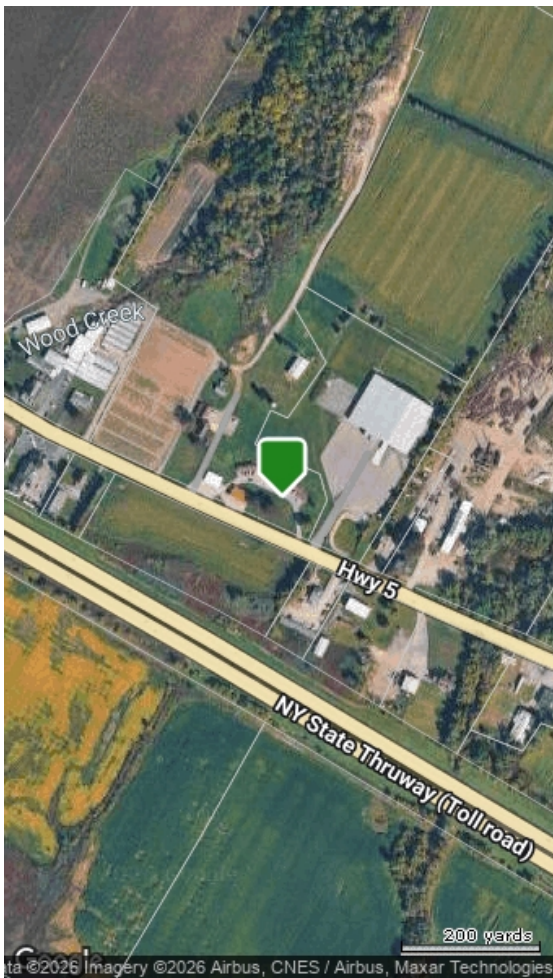






Parcel Map





Flood Map

Flood Zone Code:	X	Special Flood Hazard Area (SFHA):	Out
Flood Zone Date:	06/20/2001	Within 250 Feet of Multiple Flood Zone:	No
Flood Zone Panel:	3603180010C	Flood Community Name:	SCHUYLER
Flood Code Description:	Zone X-An Area That Is Determined To Be Outside The 100- And 500-Year Floodplains.		



- Coastal 100-Year Floodway
- Coastal 100-year Floodplain

 **100-year Floodway**  **100-year Floodplain**

 **Undetermined**

 **500-year Floodplain incl. levee protected area**

 **Out of Special Flood Hazard Area**

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Search Criteria

Status is one of 'A-Active', 'C-Continue Show'

List Agent MUI is 42578806

Co List Agent MUI is 42578806

Selected 1 of 7 results.