



MLS#: **R1604470** **Commercial/Industrial**
303 Gunderman Rd List Price: **A-Active \$529,000**
County: **Tompkins** Zip: **14883** Acres: **2.61**
Town/City: **Danby** Pstl City: **Spencer** Cross St: **Comfort Rd**
Area #: **Danby-502200**

Subdivision: Lot Front: **150**
TxMap#: **502200-009-000-0001-009-012-0000** Lot Depth: **699**
Addl TxMap#: Lot Shape: **Irregular**
City Nghbrhd: Lot #: **9**
School Dist: **Ithaca** Gr SqFt: **21,615**
High School: Trans Type: **Sell**
Middle School: Year Built: **1980**
Elem School: **South Hill** Yr Blt Desc: **Existing**
Photo: **28**

General Information

Category: **Land and Building** Tot Units: Office SqFt:
Sale Incl: # Stories: **3.0** Manuf SqFt:
Type Bldg: **Manufacturing, Office Building, Other - See Remarks, Personal Services, Warehouse, Wholesale** # Bldgs: **1** Res SqFt:

Bus Name: Franchise: **No** Retail SqFt:
Bus Type: Avail Prkg: **8** Leased SqFt:
Elec Svc: Mx Ceil Hgt: Whrse SqFt:
Prop Use: Mx OH Dr: Vacant SqFt:
Location: **Agricultural District, Residential** On Wtrfrt: **No**
Floor: Name:
Parking: **8/Dirt / Stone, On Site** Basement: **Full**
Zoning: **LDI** Loading: **Dock**
Water Related Features:

Public Remarks: **This property offers an enormous commercial opportunity. The 21,000 sq ft barn/warehouse has been converted to 3 levels of multiple offices, a reception area, conference rooms, a gym, and a 5,000 sq ft warehouse in the back of the structure with tall ceilings, aisles of shelving, and loading docks. This was formerly the home of Angelheart Designs**

Unbranded VT:
Aerial Drone Video:
Virtual Tour 3D:

Directions: **Follow GPS from Ithaca- South on 96B approx. 8 miles and turn right onto Gunderman Rd. The warehouse is 1.5 miles on the left.**

Lease Information

Utilities Information

HVAC Type: **Multi-Zone** Sewer/Water: **Other - See Remarks, Septic System, Well / Cistern**
HVAC Fuel: **3 Phase** Boiler Type:
Electric: **Connected** Insulation: **Unknown**
Energy Eqpt: **None** Septic Location: **back side of barn**
Type of Well: **Drilled** Well Location: **corner of property near house**
Grn Bld Vr Type:
Grn Indoor Air Q:
Grn Water Cnsrv:

Additional Information

Living Qtrts: **No/Other - See Remarks** Constr Mtrls:
Available Docs: **Survey** Roof: **Metal**
Bldg Misc:
Public Trans:
Total # Residential Units: **1**
Studio: Docks: Yrs Estb:
1 Bed: Rooms: Seat Cap:
2 Bed: Trk Bays:
3 Bed: Employees:
Accessibility:
Seller Desires:

Financial Information

Possible Fin: **Cash, Commercial Loan, Conventional, Rehab Loan** Type of Sale: **Normal**
1st Mtg Bal: **\$0** Equity: **\$529,000** Town/Cnty Tax: **\$6,619**
2nd Mrt Bal: **\$0** Tax Info: City/Vil Tax: **\$0**
Assess Val: **\$600,000** Annl Spc Assess: **\$0** School Tax: **\$8,877**
Gross Annl Inc: Net Op Income: Total Taxes: **\$15,496**
Annl Op Exp:
Inc/Exp Info: **None**
Op Exp Incl: **Other - See Remarks**
Closed Date: Sale Price: DOM: **28**

Michele Smith
NY Licensed Assoc. R.E. Broker

MLS#: **R1604470**
RE/MAX In Motion

412 E Upland Rd Ithaca, NY 14850

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