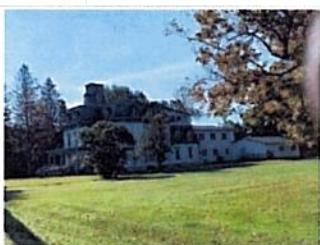


Cross Property 360 Property View

8196 Green Road, Hamilton-253289, NY 13355

Listing



MLS#:	S1502656	Commercial/Industrial	A-Active
	8196 Green Rd	VR Pricing: No	\$495,000
County:	Madison	Zip: 13355	List Price:
Town/City:	Hamilton	Pstl City: Hubbardsville	Cross St:
Area#:	Hamilton-253289		Pooleville Road
Subdivision:	Hubbardsville	Acres: 1.44	
TxMap#:	253289-170-000-0001-037-000-0000	Lot Front: 239	
City Nghbrhd:		Lot Depth: 256	
School Dist:	Hamilton	Lot Shape: Rectangular	
Type of Sale:	Normal	Lot #:	37
High School:		Gr SqFt:	16,558
Middle School:		Trans Type:	Sell
Elem School:		Year Built:	1850
State:	NY - New York	Yr Blt Desc:	Existing
		# Attach:	
		# Photo:	2

Recent Change: 10/06/2023 : NEW : ->A

Listing Office Information

Offc Name:	Berkshire Hathaway Home Services CNY (BCNY080)	Offc Lic#:	10391201486
Offc Addr:	2617 Genesee St	Offc Phone:	315-733-0463
	Utica, NY 13501	Offc Fax:	315-733-1521
LA Name/ID:	Matthew G. Pryputniewicz (mattpry)	LA Cell #	315-794-3305
LA Email:	mattrealty@msn.com	LA Accts Txt:	
LA Dir Phone/Fax:	315-794-3305/315-733-1521	LA License #:	40PR0919917 (NY)
Owner Name:	8196 Green Road,LLC	Comp (Brk):	2.5
Owner 2:	Susan J. McSweeney	Comp (BA):	2.5
Owner Addr:	215 Pleasant Street	Comp (SA):	2.5
	Manlius,New York 13104	Exclusions:	
Comp Comments:		Seller Atty Email:	
Seller Attorney:		List Date:	10/06/2023
Listing Type:	Exclusive Right To Sell	Expire Date:	10/06/2024
Service Type:		DOM:	0
Negotiation w/:	Listing Broker Only		
Show Appt/Desc:	3157943305/Agent;Call Agent to Register, Call List Agent for Showing Instructions, Email List Agent, Text List Agent		
Private Rmrks:	ATTENTION : Investors, entrepreneurs, builders, contractors...This long time Assisted Living Facility is closed however, it is now available for a number of uses that should be explored. It is a Freestanding Victorian structure with many updates and possessing elaborate craftsmanship throughout along with 2 newer additions. A must see property for your Buyers.		

Branded VT:
 Unbranded VT:
 Aerial Drone Video:
 Virtual Tour 3D:
 Ad Headline:
 Ad Copy:
 Sub Board: **Mohawk Valley**

Attribution Contact:

General Information

Category:	Apartments, Business Opportunity, Commercial, Mixed Use, Retail/Office	Tot Units:	1	Office SqFt:
Sale Incl:	Land and Building	# Stories:	3.0	Manuf SqFt:
Type Bldg:	Medical, Office Building, Religious, Residential, Service, Special Use, Variance	# Bldgs:	2	Res SqFt:
Bus Name:		Franchise:	No	Retail SqFt:
Bus Type:		Avail Prgk:	20	Leased SqFt:
Elec Svc:	220V, Single Phase	Mx Ccil Hgt:		Wrhse SqFt:
Prop Use:		Mx OH Dr:		Vacant SqFt:
Location:	Agricultural District, Business District, Freestanding	On Wtrfrt:	No	
Floor:	Carpet, Hardwood-Some, Linoleum/Vinyl	Name:		
Parking:	20/On Site, Surfaced	Basement:	Full, Partial	
Zoning:	Com1	Loading:		

Water Related Features:

Public Remarks: **ATTENTION:INVESTORS,ENTREPRENEURS,BUILDERS,LANDLORDS...Come and see a property that welcomes you to a number of uses.Nestled away in the hills of Madison County is a stately and well pointed Victorian Mansion situated on 1.44 acres of warm and inviting countryside.This Victorian Era beauty served as Hamilton Manor assisted living for almost 4 decades.Downsizing has prompted the owner to simplify.Years before it was the home of a pillar of the community by the name of Green which road bears his name.There have been renovations and many updates to accommodate NY State regulations and 2 modern additions beginning in 1992 up to present.This building has ample paved parking.Well cared for Lawns.It has a complete Sprinkler System from the basement to the additions and all 3 floors including the Cupola on the 4th floor.It has 2 Dining Halls,2 Kitchens,3 Living Rooms, and a number of Bedrooms/Offices.That is 2 floors.The third floor can be more living rooms, bedrooms, and offices.There are 2 completely up to code Fire Escapes from the second and third floors front and rear.There are 2 mandatory ramps each front and rear.It has 3 Zoned Boilers,2 are new.Also one oil furnace.A must see.**

Directions: **From the intersection of NY Route 12 and US Route 20 in Waterville take NY Route 12 about 9 miles south to Green Road and turn right. Go about one half mile from NY Route 12 to 8196 Green Road located on the left side.**

Utilities Information

HVAC Type:	Baseboard, Forced Air, Heat-Central, Hot Water, Multi-Zone	Sewer/Water:	Septic System
Heating Fuel:	Oil, Propane	Boiler Type:	Hot Water Boiler
Type of Well:	Drilled	Well Location:	

Energy Eqty: **Propane Tank-Owned, Propane Tank-Leased**

Additional Information							
Living Qtrs:	Yes/Apartment, Other - See Remarks						
Available Docs:	Aerials, Site Plan, Survey						
Bldg Misc:	Carpet, Extra Building, Offices, Racks, Ramps, Restroom - Office, Restroom - Shop, Sprinkler - Wet						
Public Trans:			Construction:	Brick, Frame, Wood			
Total # Residential Units:			Roof:	Asphalt, Metal, Rubber Membrane, Slate/Tile			
Studio:	Docks:	Yrs Estb:					
1 Bed:	Rooms:	Seat Cap:	Accessibility:	32 Inch Doors - some, Entry Level Bedroom, Handicap Doors - Some, No Interior Steps, Ramp, Wheelchair Bathroom, Wheelchair Hall - 4 ft plus, Wheelchair Kitchen			
2 Bed:	Trk Bays:						
3 Bed:	Employees:						
			Seller Desires:	Cash, Other - See Remarks			

Financial Information							
Possible Fin:	Cash, Commercial Loan, Other - See Remarks						
1st Mtg Bal:	\$0		Equity:	\$495,000		Town/Cnty Tax:	\$4,737
2nd Mtg Bal:	\$0		Tax Info:			City/Vil Tax:	\$0
Escrow Agt/Bnk:	BHHS CNY Realty/Solvay		Assess Val:	\$340,000		School Tax:	\$5,540
Gross Annl Inc:			Annl Spc Assess:	\$0		Total Taxes:	\$10,277
Annl Op Exp:			Net Op Income:	-10,277		Orig. List Price:	\$495,000
PriceChg Time:							
Inc/Exp Info:	May Show Books, Provided By Owner						
Op Exp Incl:	Accounting/Legal, Electric, Gas/Oil, Insurance, Licenses/Permits, Management, Payroll, Refuse, Repairs/Maintenance, Snow Plow, Utilities						

Display & Occupancy Information							
Possession:	At Closing			Lockbox Serial #:			
Internet:	Yes	Inet St Addrs:	Yes	IDX:	Yes	AVM:	Yes
Vacancy Rate:				Blog:	No	Realtor.com:	Yes

Matthew G. Pryputniewicz
Berkshire Hathaway Home Services CNY
NY Licensed R.E. Salesperson
2617 Genesee St Utica, NY 13501

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Public Record

Owner Information

Owner Name:	8196 Green Rd Llc	Owner Occupied:	No
Mailing Address:	215 Pleasant St	Mailing Address City & State:	Manlius Ny
Mailing Zip:	13104	Mailing Address ZIP + 4 Code:	1813

Location Information

School District Name:	Hamilton	Subdivision:	Hubbardsville
Township:	Hamilton	Census Tract:	309.00
Flood Zone Code:	X	Flood Zone Date:	09/27/2002
Flood Zone Panel:	3604010005C		

Tax Information

Lot #:	37	Block #:	1
% Improved:	89	Tax Area (SWIS code):	253289
Tax Appraisal District:	3289		

Assessments

Assessment Year	2022	2021	2020
Assessed Value - Total	\$340,000	\$288,700	\$288,700
Assessed Value - Land	\$35,800	\$32,200	\$32,200
Assessed Value - Improved	\$304,200	\$256,500	\$256,500
YOY Assessed Change (\$)	\$51,300	\$	
YOY Assessed Change (%)	18%	0%	
Market Value - Total	\$340,000	\$320,778	\$315,519
Market Value - Land	\$35,800		
Market Value - Improved	\$304,200		

Characteristics

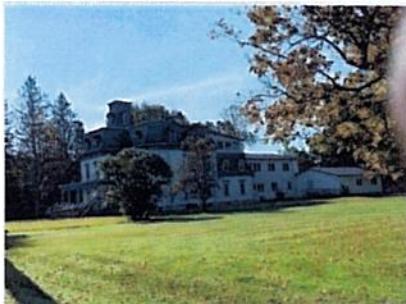
State Use:	Home For The Aged	Lots Acres:	1.440
Lot Area:	62,726	Number of Buildings:	1
Building Type:	Nursing Home	Garage Size:	0
Building Sq Ft:	16,558	Gross Area:	16,558
Electric Service Type:	TYPE UNKNOWN	Building Condition:	Average
Water:	INDIVIDUAL	Sewer Type:	Individual

Building Features

Feature Type	Unit	Size/Qty	Width	Depth	Year Built	Value
Barn 2 Story	S	1,750	35'	50	1900	

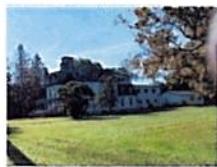
Building Description	Building Size
Z15	10,761
Z98	3,553

Photos



History

Listing History from MLS

MLS#: S1502656**8196 Green Rd**DOM
0Price
\$495,000Change Info
->AChange Type
New ListingDate
10/06/2023Mod Agent
[matty](#)**Commercial/Industrial**

Sale History from Public Records

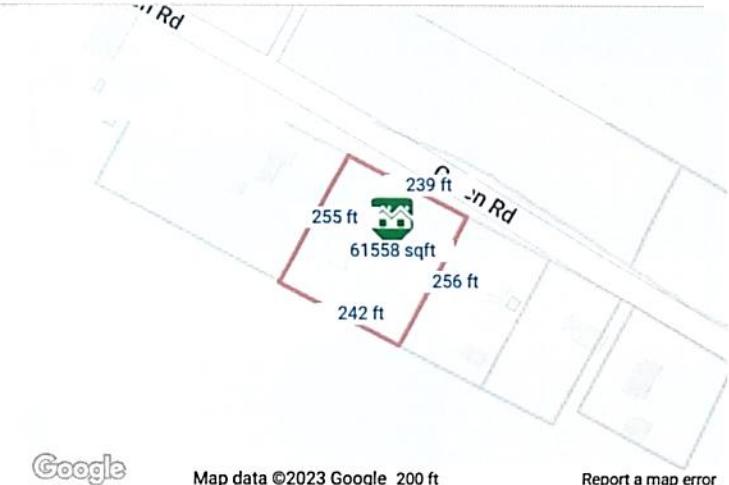
Rec. Date	Sale Date	Sale Price	Nom. Buyer Name(s)
07/16/13	07/01/13	Y	8196 Green Road Llc
07/16/13	07/01/13	Y	8196 Green Road Llc

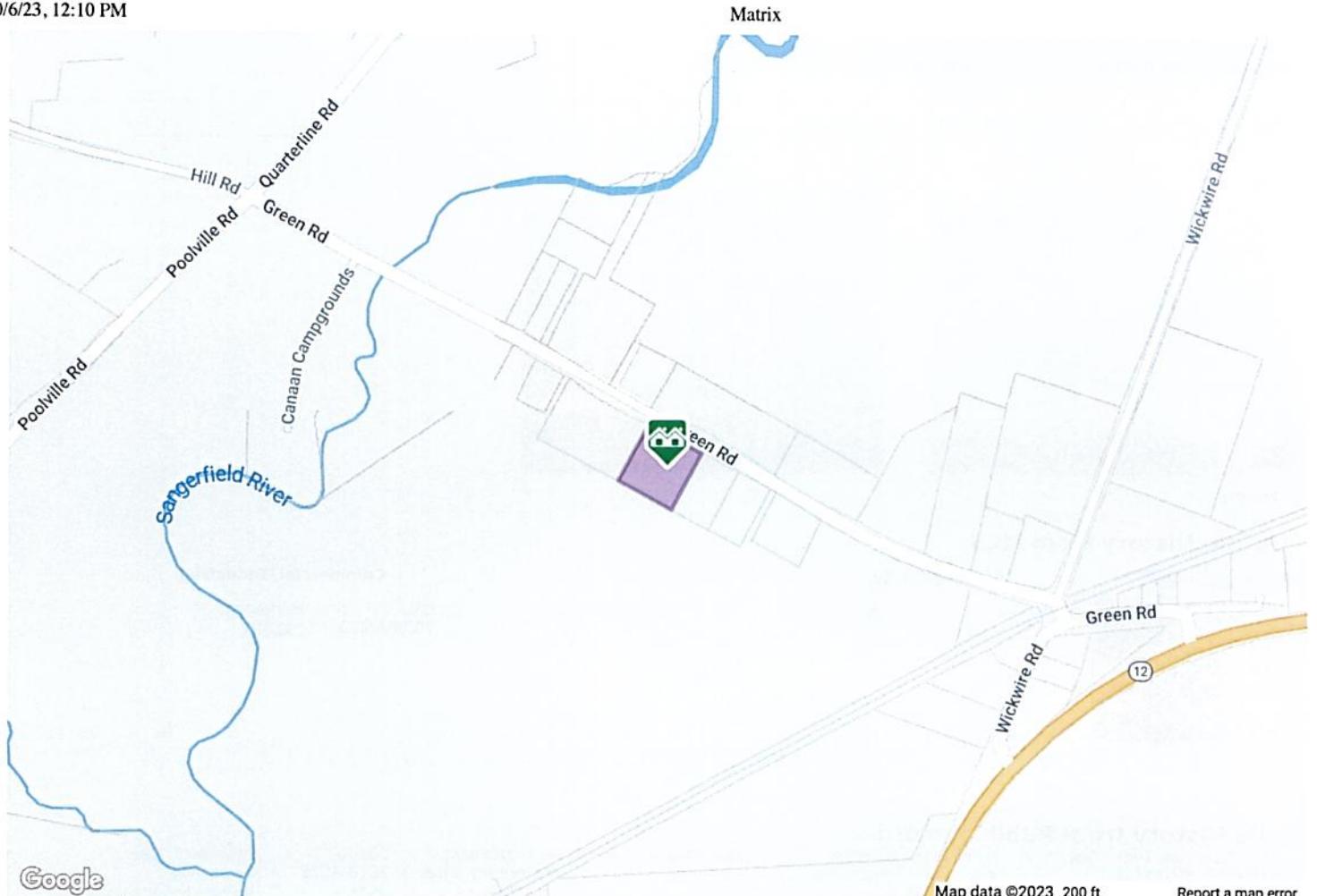
Buyer Name(s) 2

Seller Name(s)	Doc. #
McSweeney Susan J	2013-4575
Collis Gregory P	4575

Document Type
Deed (Reg)
Administrator's De

Parcel Map





Google

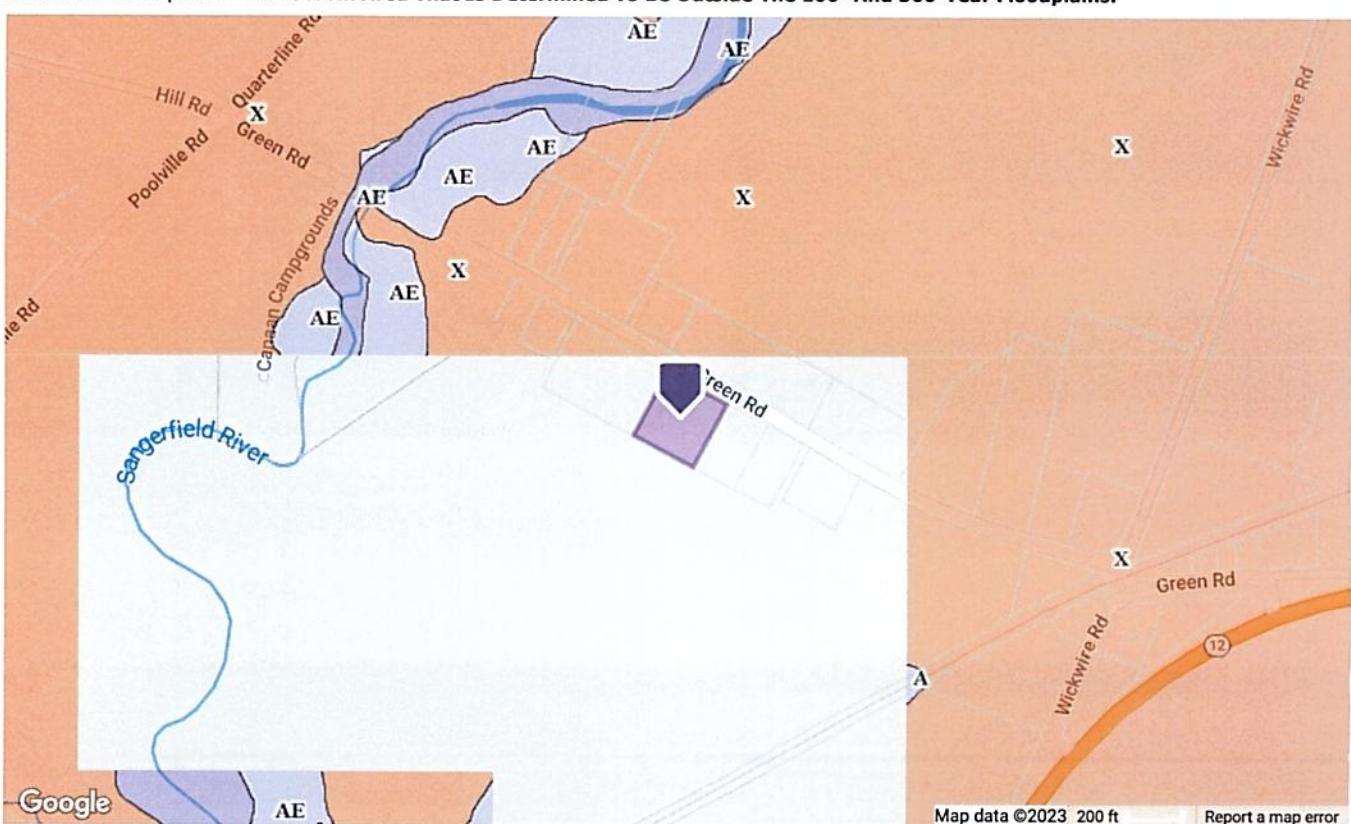
Flood Map

Flood Zone Code:
Flood Zone Date:
Flood Zone Panel:
Flood Code Descri

X
09/27/2002
36040100056

Special Flood Hazard Area (SFHA): **Out**
Within 250 Feet of Multiple Flood Zone: **No**
Flood Community Name: **HAMILTON**
Outside The 100- And 500-Year Floodplains.

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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