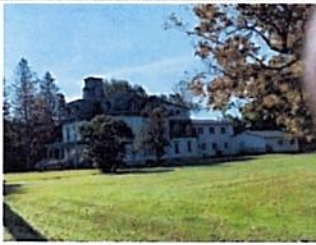


Cross Property 360 Property View

8196 Green Road, Hamilton-253289, NY 13355

Listing



MLS#: **S1502656** Commercial/Industrial **A-Active**
8196 Green Rd VR Pricing: **No** List Price: **\$495,000**
 County: **Madison** Zip: **13355**
 Town/City: **Hamilton** Pstl City: **Hubbardsville** Cross St: **Pooleville Road**
 Area#: **Hamilton-253289**
 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: **2**
 # 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 Acpts Txt: **40PR0919917 (NY)**
 LA Dir Phone/Fax: **315-794-3305/315-733-1521** Comp (Brk): **2.5**
 Owner Name: **8196 Green Road, LLC** Comp (BA): **2.5**
 Owner 2: **Susan J. McSweeney** Comp (SA): **2.5**
 Owner Addr: **215 Pleasant Street** Exclusions:
Manlius, New York 13104
 Comp Comments: Seller Atty Email:
 Seller Attorney: **Exclusive Right To Sell** Spc Conditions: **No** List Date: **10/06/2023**
 Listing Type: **Listing Broker Only** Expire Date: **10/06/2024**
 Service Type: **Text List Agent** DOM: **0**
 Negotiation w/: **157943305/Agent; Call Agent to Register, Call List Agent for Showing Instructions, Email List Agent,**
 Show Appt/Desc: **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 Prkg: **20** Leased SqFt:
 Elec Svc: Mx Ceil Hgt: Whse 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 Cupolo 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 Eqpt: **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: **Brick, Frame, Wood**
 Total # Residential Units: **Asphalt, Metal, Rubber Membrane, Slate/Tile**
 Studio: **32 Inch Doors - some, Entry Level Bedroom,**
 1 Bed: **Handicap Doors - Some, No Interior Steps,**
 2 Bed: **Ramp, Wheelchair Bathroom, Wheelchair**
 3 Bed: **Hall - 4 ft plus, Wheelchair Kitchen**
 Docks: **Cash, Other - See Remarks**
 Rooms: **Seller Desires:**
 Yrs Estb: **Accounting/Legal, Electric, Gas/Oil, Insurance, Licenses/Permits, Management, Payroll, Refuse,**
 Seat Cap: **Repairs/Maintenance, Snow Plow, Utilities**
 Accessibility: **May Show Books, Provided By Owner**

Financial Information

Possible Fin: **Cash, Commercial Loan, Other - See Remarks**
 1st Mtg Bal: **\$0** Equity: **\$495,000** Town/Cnty Tax: **\$4,737**
 2nd Mrt Bal: **\$0** Tax Info: **\$0** 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: **May Show Books, Provided By Owner**
 Inc/Exp Info: **Accounting/Legal, Electric, Gas/Oil, Insurance, Licenses/Permits, Management, Payroll, Refuse,**
 Op Exp Incl: **Repairs/Maintenance, Snow Plow, Utilities**

Display & Occupancy Information

Possession: **At Closing** Lockbox Serial #: **Yes**
 Internet: **Yes** Inet St Addr: **Yes** IDX: **Yes** AVM: **Yes** Blog: **No** Realtor.com: **Yes**
 Vacancy Rate:

Matthew G. Pryputniewicz
 NY Licensed R.E. Salesperson

MLS#: **\$1502656**
 Berkshire Hathaway Home Services CNY
 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: **1813**
 Code:

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**

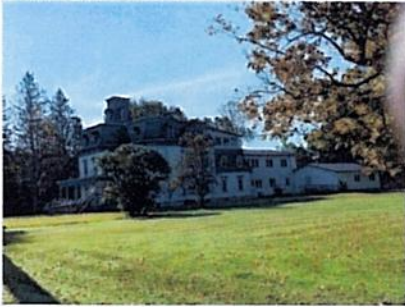
Building Features

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

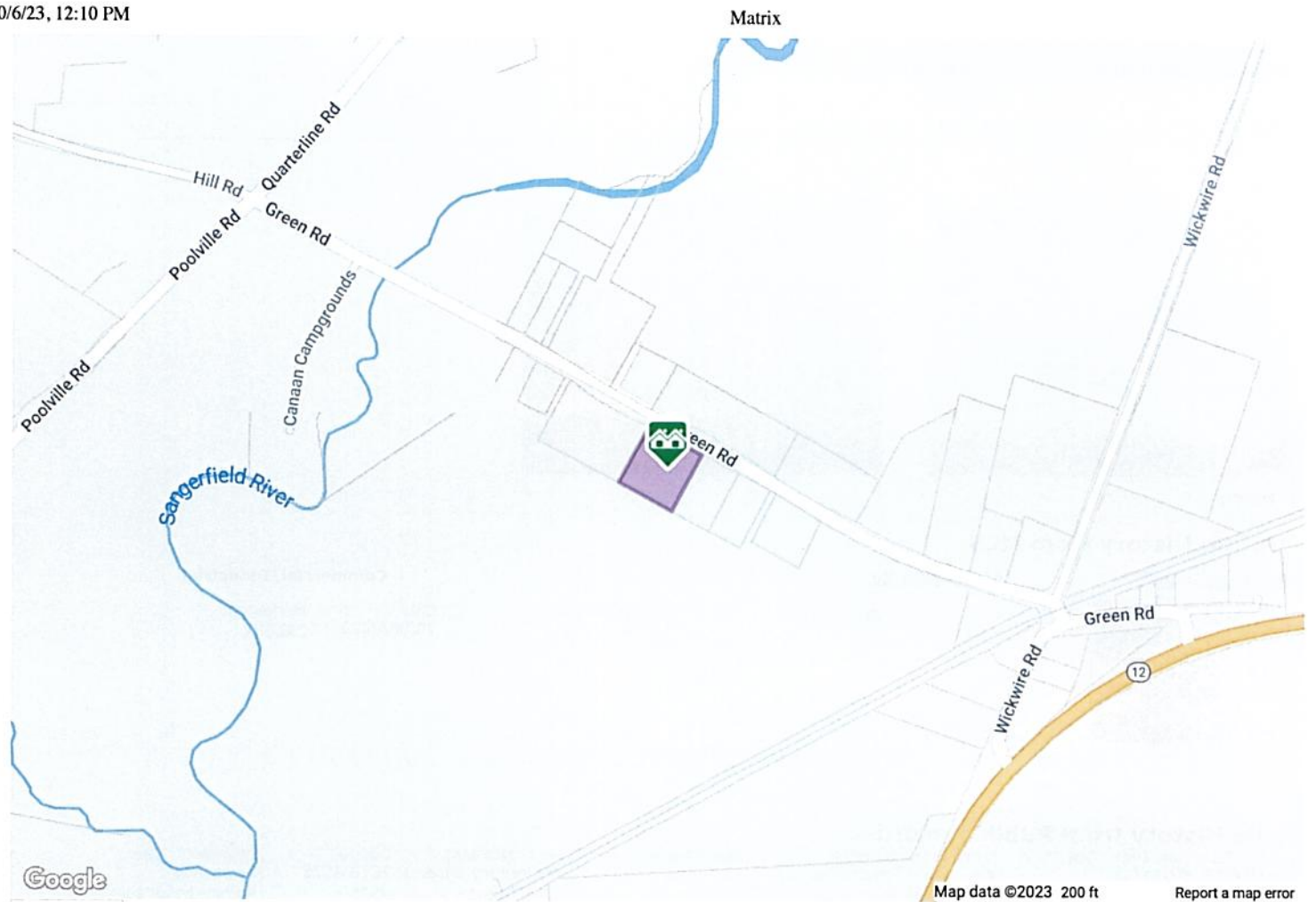
MLS#: S1502656**8196 Green Rd****Commercial/Industrial**DOM
0Price
\$495,000Change Info
->AChange Type
New ListingDate
10/06/2023Mod Agent
[mattory](#)

Sale History from Public Records

Rec. Date	Sale Date	Sale Price	Nom.	Buyer Name(s)	Buyer Name(s) 2	Seller Name(s)	Doc. #	Document Type
07/16/13	07/01/13		Y	8196 Green Road Llc		McSweeney Susan J	2013-4575	Deed (Reg)
07/16/13	07/01/13		Y	8196 Green Road Llc		Collis Gregory P	4575	Administrator's De

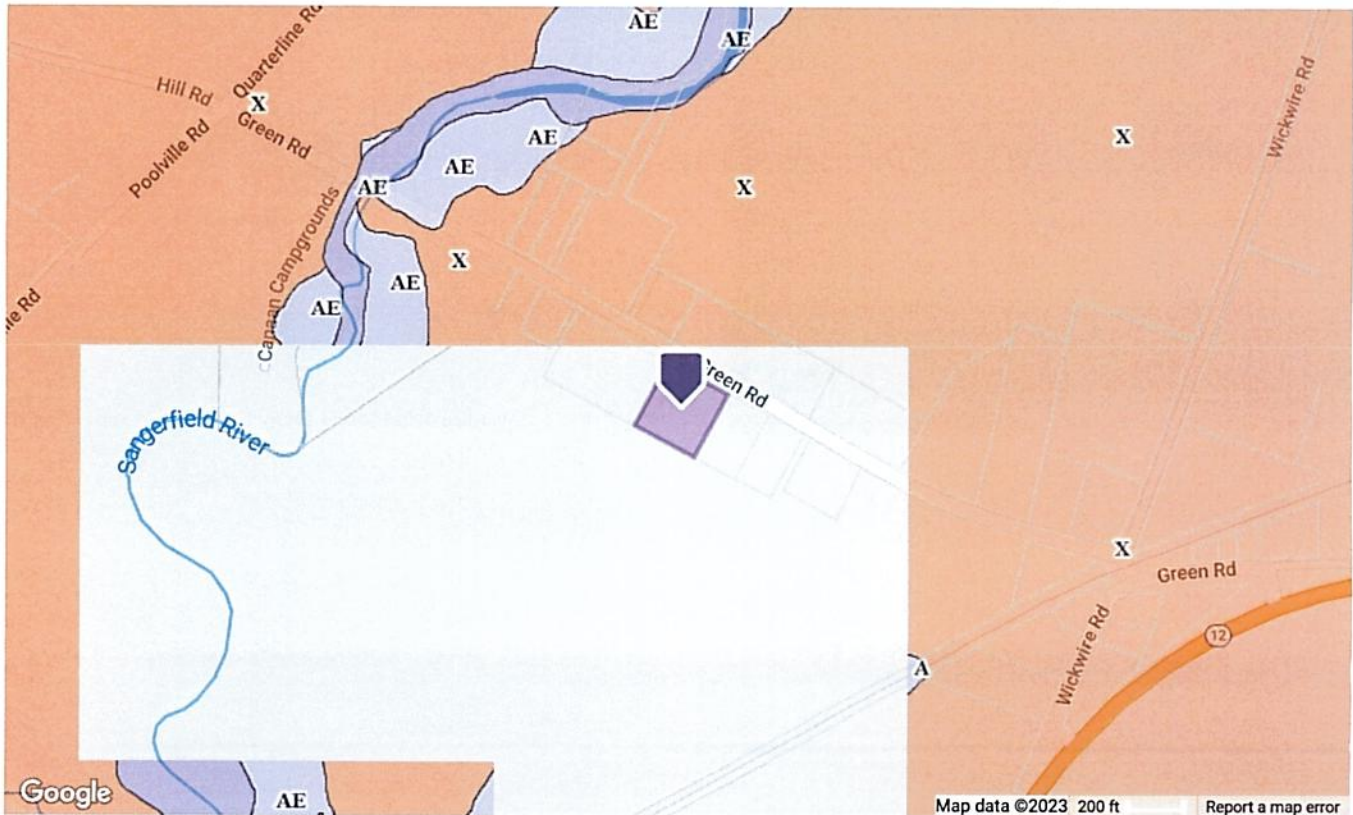
Parcel Map





Flood Map

Flood Zone Code:	X	Special Flood Hazard Area (SFHA):	Out
Flood Zone Date:	09/27/2002	Within 250 Feet of Multiple Flood Zone:	No
Flood Zone Panel:	3604010005C	Flood Community Name:	HAMILTON
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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