



New Listing

MLS#:	S1526673	Commercial/Industrial	A-Active
75 E Main St			\$225,000
County:	Madison	Zip: 13332	Acres: 0.27
Town/City:	Eaton	Pstl City: Earlville	Cross St: Union Street
Area #:	Morrisville-Village-252601		
Village:	Morrisville-Village		
Subdivision:	252601-111-015-0001-059-000-0000		
TxMap#:			
City Nghbrhd:	Morrisville-Eaton		
School Dist:			
High School:			
Middle School:			
Elem School:			

General Information

Category:	Mixed Use, Other - See Remarks	Tot Units:	Office SqFt:
Sale Incl:	Land and Building	# Stories: 2.0	Manuf SqFt:
Type Bldg:	Office Building, Other - See Remarks, Residential	# Bldgs: 1	Res SqFt:
Bus Name:		Franchise: No	Retail SqFt:
Bus Type:		Avail Prkg: 4	Leased SqFt:
Elec Svc:		Mx Ceil Hgt:	Wrhse SqFt:
Prop Use:		Mx OH Dr:	Vacant SqFt:
Location:	Business District, Other - See Remarks	On Wtrfrt: Yes/River/Stream/Creek	
Floor:	Carpet, Other - See Remarks, Plywood	Name: Other	
Parking:	4/Off Site, On Site, Other - See Remarks	Basement: Partial	
Zoning:	B1	Loading:	
Water Related Features:			
Public Remarks:	Unique offering, this former bank located in the Village of Morrisville can make an ideal home for a variety of options. From a restaurant, office, dispensary or a single or multi family home. Existing use is a group meeting facility and private living quarters. Shared drive entrance gives way ample parking for 4 with both a rear and front entrance. Re-imagine the space to your specific needs. Period design and existing vault provides an ideal backdrop for your layout. Delayed Showing and Negotiations until Friday March 22, 2024 at 9 am.		

Unbranded VT: [Click Here](#)

Aerial Drone Video:

Virtual Tour 3D:

Directions: **Rt 20 to Morrisville, property located at 75 E. Main Street, Morrisville NY.**

Lease Information

Utilities Information

HVAC Type:	Hot Water, Other - See Remarks, Radiant	Sewer/Water: Public Water Connected, Septic System
Heating Fuel:	Gas	Boiler Type: Hot Water Boiler
Type of Well:	None	Well Location:

Additional Information

Living Qtrs:	Yes/Other - See Remarks	Construction: Masonry, Other - See Remarks, Wood Metal
Available Docs:	Aerials, Other - See Remarks	
Bldg Misc:		Roof:
Public Trans:		Accessibility:
Total # Residential Units: 1		Seller Desires:
Studio:	Docks:	Yrs Estb:
1 Bed:	Rooms:	Seat Cap:
2 Bed: 1	Trk Bays:	
3 Bed:	Employees:	

Financial Information

Possible Fin:	Cash, Commercial Loan, Conventional, Other - See Remarks	Type of Sale: Normal	
1st Mtg Bal:	\$0	Equity: \$225,000	Town/Cnty Tax: \$1,230
2nd Mrt Bal:	\$0	Tax Info:	City/Vil Tax: \$460
Assess Val:	\$85,000	Annl Spc Assess: \$0	School Tax: \$1,444
Gross Annl Inc:		Net Op Income:	Total Taxes: \$3,134
Annl Op Exp:			
Inc/Exp Info:	None		
Op Exp Incl:	Other - See Remarks		
Closed Date:		Sale Price:	DOM: 1

Brett Ransford
Not Licensed

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Canaan Realty

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