



New Listing

MLS#:	S1526673		Commercial/Industrial	List Price:	A-Active \$225,000
75 E Main St				Acres:	0.27
County:	Madison	Zip:	13332	Cross St:	Union Street
Town/City:	Eaton	Pstl City:	Earlville	Lot Front:	56
Area #:	Morrisville-Village-252601			Lot Depth:	244
Village:	Morrisville-Village			Lot Shape:	
Subdivision:				Lot #:	
TxMap#:	252601-111-015-0001-059-000-0000				
City Nghbrhd:				Gr SqFt:	3,377
School Dist:	Morrisville-Eaton			Trans Type:	Sell
High School:				Year Built:	1957
Middle School:				Yr Blt Desc:	Existing
Elem School:				# Photo:	23

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:		Whrse 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:	
		Energy Eqpt:	Other

Additional Information

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

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

MLS#: **S1526673**

Canaan Realty

8645 E. Seneca TNPK Manlius, NY 13104

Brett Ransford
Not Licensed

Listing content is subject to copyright and license agreements, and may only be used as permitted by MLS rules, regulations, and policies. Listing content is not guaranteed accurate by the MLS Monday, March 18, 2024