

Property 360 Property View

2331 State Route 17c, BARTON, New York 13734

Property

FOR AGENT USE ONLY



MLS#: 334797	Address: 2331 State Route 17c	Town: Barton	List Price: \$475,000
County: Tioga	City/Vill: BARTON NY 13734	Sch Dist: Tioga Central	List Type: Exclusive Right To Sell
Type: Commercial			Other Uses:
Status: Active			

	Classification: Office Building Construction: Brick Veneer, Metal Stories: 1 Sign: Yes Adv Board Media: Yes Heat Sys: PROPANE Cooling: CENTRAL A/C Water: WELL Sewer: SEPTIC Utilities at Site: ELECTRICITY, PROPANE TANK OWNED	Type Sale/Lease: Sale \$/SqFt Lease: SqFt Lease: Buildings: 1 Docks: 5 Column Span: Bays: 5 Restrooms: 3 Parking Spaces: 30 Total Fin Area: 12,500 Approx Year Built: 1978 Lot Size: 5.28 acres Lot Size Dimensions: 5.28
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EXPENSES				
Vacancy:	Management:	Taxes:	Insurance:	Maintenance:
Heat:	Electricity:	Gas:	Water/Sewer:	Other:
Total Year Expenses:		Expense Year:		

INCOME			Income Year:
Gross Opr Income:	Net Opr Income:		Cap Rate%:

Documents on File: OTHER-SEE REMARKS

OTHER FEATURES
Road Frontage: COUNTY/TOWN
Road Surface: BLACKTOP
Ceiling Height: 11-15 FEET
Floor: CONCRETE
Roof: MEMBRANE
Miscellaneous: LOADING DOCK, OVERHEAD DOOR, YARD
Circuit Breaker: **Fuses:** **Amps:** **Volts:**
Tenant Paid:
Landlord Paid:
Lease and/or Mineral Rights Convey: Yes
Oil/Gas Lease: No

TAX INFORMATION
Parcel Number: 493600-158-012-0001-035-000-0000
Tax Map: 158.12-1-35
Total Taxes: \$7,284 **Zoning:** **Land/Total Assessment:** \$1,500/17,200
Area:Area 08 **Deed Restrict:**

Public Remarks: Unlock the potential of your business with this highly functional commercial property in Barton, offering the perfect blend of office, warehouse, and land. Situated on over 5 acres, the property features approximately 2,500 SF of professional office space and 10,000 SF of warehouse and storage area with impressive 13-14 FT ceilings. The office section includes six private offices and two handicap-accessible bathrooms, while the warehouse is equipped with its own restroom featuring two stalls, a urinal, and a full shower—ideal for operational teams. Five loading bays with lift gates, including one oversized 14-foot door, support efficient logistics and access. Additional highlights include propane heat, parking for up to 30 vehicles, a durable rubber roof, metal exterior on the warehouse, and brick construction on the office portion. This location has great proximity to the highway systems, and Tioga Downs Casino Resort. Call today for a confidential conversation with John J Maczko.

Private Remarks: Call John to arrange a tour!

Seller Concession YN:	Owner: Mihok Properties LLC	Owner Ph:
Special Financing: None	Seller: OWNER	Lockbox #:
	Show Inst: Call listing agent	
	Directions: Start Owego, NY Head toward Main St on Court St (RT-96 N). Go for 302 ft. Turn left onto Main St (RT-96 S). Go for 157 ft. Continue on Main St (RT-17C). Go for 0.8 mi. Continue on Waverly Rd (RT-17C). Go for 0.5 mi. Turn left onto Waverly Rd (RT-17C). Go for 3.4 mi. Continue on State Route 17C (RT-17C). Go for 4.8 mi. Turn right onto Hillside Dr. Go for 440 ft. End at 2331 State Route 17C Barton, New York 13734-2033	

List Date: 02/27/2026	DOM: 0
Exp Date: 08/31/2026	
Possess:	
Contingent:	

Listing Firm: (2990) MACZKO REALTY	Phone: 607-760-2898	Broker Lic#: 37MA0770936
Listing Agent: (2849) John Maczko	Phone: 607-760-2898	Agent Lic#: 40MA0657731
Co-Listing Agent:	Phone:	

Attribution Contact

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Information deemed reliable but not guaranteed. CoreLogic Matrix

Tax

Owner Information

Owner Name:	Mihok Properties Llc	Owner Occupied:	No
Mailing Address:	389 Meeker Rd	Mailing Address City & State:	Vestal Ny
Mailing Zip:	13850	Mailing Address ZIP + 4 Code:	3229
Carrier Route:	R001		

Location Information

School District:	Tioga	Census Tract:	020600
Carrier Route:	R001	Zoning:	1

Tax Information

APN:	493600-158-012-0001-035-000-0000	Block #:	1
Tax Area:	493600	Lot #:	35
		% Improved:	91

Assessment & Taxes

Assessment Year	2024	2023	2022
Assessed Value - Total	\$17,200	\$17,200	\$17,200
Assessed Value - Land	\$1,500	\$1,500	\$1,500
Assessed Value - Improved	\$15,700	\$15,700	\$15,700
YOY Assessed Change (\$)	\$	\$	
YOY Assessed Change (%)	0%	0%	
Market Value - Total	\$382,222	\$382,222	\$312,727
Tax Year	2025	2024	2023
Total Tax	\$7,284.32	\$7,319.06	\$7,401.62
Change (\$)	-\$35	-\$83	
Change (%)	0%	-1%	

Characteristics

State Use:	Storage/Distrib Misc	Land Use:	Storage
Lot Acres:	5.280	Lot Area:	229,997
Lot Frontage:	200	Lot Depth:	650
# of Buildings:	1	Building Type:	Warehouse
Building Sq Ft:	12,320	Condition:	Average
Electric Service Type:	TYPE UNKNOWN	Water:	INDIVIDUAL
Sewer:	Individual	Garage Capacity:	0
Zoning:	1		

Building Description	Building Size
F03	12,320

History

Listing History from MLSMLS#: [334797](#)[2331 State Route 17c, NY 13734](#)PropType: **COM**

Active



DOM	Current Price	Change Type	Effective	Change Info	Chg Timestamp
	\$475,000	New Listing	02/27/26	->ACT	02/27/26 11:22 AM

Sale History from Public Records

Rec. Date	Sale Date	Doc. #	Document Type	Buyer Name(s)	Seller Name(s)	Multi/Split Sale	Close Price
06/02/16	05/10/16	2138	Deed (Reg)	Mihok Properties Llc	Pallet Express Corp		\$175,000
05/02/16	04/22/16	1659	Quit Claim Deed	Pallet Express Corp	Leberman William J		\$50,000

Photo



