



New Listing

MLS#: S1653998 **Commercial/Industrial**
485 W Seneca St
County: Oneida **Zip:** 13461
Town/City: Vernon **Pstl City:** Sherrill
Area #: Sherrill-Village-306005
Village: Sherrill-Village
Subdivision:
TxMap#: 306005-322-014-0001-003-000-0000
Addl TxMap#:
City Nghbrhd:
School Dist: Oneida
High School:
Middle School:
Elem School:

List Price: **A-Active**
\$375,000
Acres: 1.94
Cross St: West Hamilton Avenue
Lot Front: 250
Lot Depth: 335
Lot Shape: Rectangular
Lot #: 3
Gr SqFt: 6,344
Trans Type: Sell
Year Built: 1950
Yr Bilt Desc: Existing
Photo: 50

General Information

Category:		Tot Units:		Office SqFt:	
Sale Incl:	Land and Building	# Stories:	2.0	Manuf SqFt:	
Type Bldg:	Retail, Service	# Bldgs:	1	Res SqFt:	
Bus Name:		Franchise:	No	Retail SqFt:	
Bus Type:		Avail Prkg:	30	Leased SqFt:	
Elec Svc:		Mx Ceil Hgt:		Wrhse SqFt:	
Prop Use:		Mx OH Dr:		Vacant SqFt:	
Location:	Freestanding	On Wtrfrt:	No		
Floor:		Name:			
Parking:	30	Basement:			
Zoning:	C2I	Loading:			
Water Related Features:					

Public Remarks: **Looking for a business that blends fresh market charm with commercial infrastructure?! This exceptional almost 2 acre property offers: * established produce business with dedicated beer section * 4 walk-in coolers, ideal for produce and beverages * baking kitchen and storage area * 3 office areas * three bay pole barn for storage, equipment or vehicles * multiple greenhouses including one attached to the main building which provides access for retail greenhouse sales * new septic system * Sherrill municipal electric. Whether you are expanding an existing operation or dreaming up a new venture - this highly visible commercial property males a standout opportunity!**

Unbranded VT:
 Aerial Drone Video:
 Virtual Tour 3D:

Directions:

Lease Information

Utilities Information

HVAC Type:	AC-Unit, Forced Air	Sewer/Water:	Public Sewer Connected, Public Water Connected
HVAC Fuel:	Oil	Boiler Type:	
Electric:		Insulation:	Unknown
Energy Eqpt:	Oil Tank-Above Ground	Septic Location:	
Type of Well:		Well Location:	
Grn Bld Vr Type:			
Grn Indoor Air Q:			
Grn Water Cnsrv:			

Additional Information

Living Qtrts:	No	Constr Mtrls:	
Available Docs:	Data Sheet, Deed, Survey	Roof:	Asphalt
Bldg Misc:		Accessibility:	
Public Trans:		Seller Desires:	
Total # Residential Units:			
Studio:	Docks:	Yrs Estb:	
1 Bed:	Rooms:	Seat Cap:	
2 Bed:	Trk Bays:		
3 Bed:	Employees:		

Financial Information

Possible Fin:	Cash, Commercial Loan	Type of Sale:	Normal	Town/Cnty Tax:	\$3,272
1st Mtg Bal:	\$0	Equity:	\$375,000	City/Vil Tax:	\$2,269
2nd Mrt Bal:	\$0	Tax Info:		School Tax:	\$11,586
Assess Val:	\$275,000	Annl Spc Assess:	\$0	Total Taxes:	\$17,127
Gross Annl Inc:		Net Op Income:			
Annl Op Exp:					
Inc/Exp Info:	None				
Op Exp Incl:	Electric, Gas/Oil, Sewer, Water				
Closed Date:		Sale Price:		DOM:	1

485 West Seneca Street (Route 5), Sherrill

Contents:

- **Built-in fruit and vegetable open coolers (3 large)**
- **Cooler by overhead doors to greenhouse does not work & is used as a display**
- **(2) Walk-in coolers in beer room**
- **(5) Double stand up coolers in beer room**
- **Walk-in produce cooler (new condenser 2025)**
- **Vulcan oven (for baking pies)**
- **3 door low profile cooler in baking area**
- **Stand up cooler in baking area is off, may work, selling as-is, no guarantee**
- **2nd floor office over beer area**
- **Walk-in banana cooler**
- **Ice freezers are owned by the ice companies and do not stay**
- **Sparton & Snapple coolers are vender owned and do not stay**

- **#1 Greenhouse (large) attached to vegetable display room with furnace**
- **#2 Greenhouse with attached greenhouse in rear (was used for vine crops) with watering system and furnace**
- **#3 Greenhouse (double length - used for herbs) with furnace**
- **#4 Greenhouse (double) with furnace**
- **#5 Greenhouse (double) with furnace**
- **#6 Greenhouse (80 foot) with furnace**
- **#7 Greenhouse (double) with furnace not staying - sellers will be taking the last greenhouse at the rear of the property**

- **3 Bay pole barn with dirt floor and storage on 2nd floor**
- **Shed at rear of property hold bottles for beverage center**

- **Alarm system**
- **All furnaces are fuel oil**
- **New 220 200 AMP electric breaker panel**
- **Built-in wall air conditioning unit**
- **Office area**

New York State Route 5

Point of Beginning
1.942± Acre Parcel

S81°24'08"E 250.00'

Southerly Highway Boundary

Edge of Washout

John E. Bortle and Clara Bortle
(Now or Formerly)
Liber 2847 / Page 697

N08°35'52"E 342.34'

1.942± Acre

Mud Creek

N83°12'50"W 250.13'
(250' ± Deed)

Quiet Meadows Farm, LLC
(Now or Formerly)

S89°29'35"E 334.43'

Matthew Toornath and Alicia Toornath
(Now or Formerly)
Instr. #2018-5714

WE ARE REPRINT THIS
GREENHOUSE + ALL EQUIP.
INSIDE.

TM

TS.
O. Cerio by Warranty Deed
id recorded in the Oneida
at 2327 of Deeds

