



The Atrium  
2 Clinton Square, Suite 120  
Syracuse, New York 13202  
Phone: (315) 472-2020  
Fax: (315) 472-8774

## COMMERCIAL VACANT LAND FOR SALE OR LAND LEASE

**LOCATION:** 3071 SENECA TURNPIKE (RT 5)  
CANASTOTA, NEW YORK 13032

**SIZE:** 1.97 ACRES (187' X 466' X 180' X 466')

**SALES PRICE:** \$200,000.00

<b>TAXES:</b>	SCHOOL	\$ 812.26 (2024)
	COUNTY	<u>\$1,251.75</u> (2024)
	TOTAL	\$2,064.01

TOTAL ASSESSMENT	\$29,500
FULL MARKET VALUE	\$43,382 (2024)

**UTILITIES:** GAS, PUBLIC WATER & ELECTRIC. SEWER  
IS LOCATED ON MADISON BLVD. IN FRONT OF 31  
MADISON BLVD.

**ZONING:** BG - BUSINESS/COMMERCIAL, GENERAL DISTRICT  
(TOWN OF LENOX, COUNTY OF MADISON)  
(BROKER HAS INFORMATION ON BG ZONING)

**FEATURES:**

- HIGH TRAFFIC (RT 5 BETWEEN CANASTOTA & CHITTANAGO, NEW YORK)
- CLOSE PROXIMITY TO CANASTOTA INDUSTRIAL BUSINESS PARK
- 2.6 MILES FROM NYS 90 (THRUWAY EXIT 34)
- TAX PARCEL TOWN OF LENOX – 43.7-2-21

FOR MORE INFORMATION CONTACT **ED ROGERS**

LISTING AGENT AT

**315-427-8510**

(THIS INFORMATION IS BELIEVED TO BE ACCURATE, WE ARE NOT RESPONSIBLE FOR MISSTATEMENTS OF FACTS, ERRORS OR OMISSIONS, PRIOR SALE, CHANGES OF PRICE OR WITHDRAWAL FROM THE MARKET WITHOUT NOTICE)