



MLS#: **S1406590** Commercial/Industrial **A-Active**
1135 Toggenburg Rd List Price: **\$1,995,000**
 County: **Onondaga** Zip: **13063** Acres: **156.00**
 Town/City: **Fabius** Pstl City: **Fabius** Cross St: **Route 81**
 Area #: **Fabius-313089**
 Subdivision: Lot Front: **2,600**
 TxMap#: **313089-117-000-0001-010-000-0000** Lot Depth: **2,700**
 City Nghbrhd: Lot Shape: **10**
 School Dist: **Fabius-Pompey** Lot #: **10**
 High School: Gr SqFt: **22,000**
 Middle School: Trans Type: **Sell**
 Elem School: Year Built: **1970**
 # Photo: **25**

Price Decrease

General Information

Category: Business Opportunity, Other - See Remarks	Tot Units:	Office SqFt:
Sale Incl: Land, Building and Business	# Stories: 1.0	Manuf SqFt:
Type Bldg: Other - See Remarks, Special Use	# Bldgs: 8	Res SqFt:
Bus Name: Toggenburg Mountain	Franchise: No	Retail SqFt:
Bus Type: Ski Lodge	Avail Prkg: 300	Leased SqFt:
Elec Svc: 3 Phase, Other - See Remarks	Mx Ceil Hgt:	Wrhse SqFt:
Prop Use:	Mx OH Dr:	Vacant SqFt:
Location: Agricultural District, Other - See Remarks	On Wtrfrt: Yes/River/Stream/Creek	
Floor: Carpet, Other - See Remarks	Name: Other	
Parking: 300	Basement: None	
Zoning: C1	Loading: Other - See Remarks	
Water Related Features:		

Public Remarks: **Ski Togg (Again)! This spectacular offering is fully available as a ski resort. Dust off, freshen up, and get ready for next season. With the lifts, lodge, existing snow making equipment, and the opportunity to run as a full scale ski resort. Don't miss the chance to keep this local treasure open for generations to come! If skiing isn't your interest, but a rural event center or wedding venue is in your plans- this property has ample acreage, a 22,000+ retreat venue with parking for over 300 cars. The options are many! Solid block free-span building construction, outbuildings & breathtaking scenery. You can create a 4 season destination or a remote hub for a variety of ideas. Considering glamping sites? This could easily convert with a main lodge for events. Come see what a treasure awaits you!**

Unbranded VT: [Click Here](#)
 Aerial Drone Video: [Click Here](#)
 Virtual Tour 3D:

Directions: **Rt 80 West from Cazenovia or East from Tully (Rt 81) to South on Toggenburg Rd. Less than 1/2 mile on right.**

Lease Information

Utilities Information

HVAC Type: Forced Air, Multi-Zone, Other - See Remarks	Sewer/Water: Other - See Remarks, Septic System
Heating Fuel: Propane	Boiler Type:
Type of Well: Drilled	Well Location:
	Energy Eqpt:

Additional Information

Living Qtrts: No	Construction: Block, Metal, Other - See Remarks
Available Docs: Aerials, Other - See Remarks, Survey, Topographical Data	Roof: Asphalt, Metal
Bldg Misc: Air Compressor, Bays, Carpet, Garage, Offices, Restroom - Office, Restroom - Public, Shelving, Shop Lockers	Accessibility:
Public Trans:	Seller Desires: Cash
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, Conventional	Type of Sale: Normal	
1st Mtg Bal: \$0	Equity: \$1,995,000	Town/Cnty Tax: \$13,729
2nd Mrt Bal: \$0	Tax Info:	City/Vil Tax: \$0
Assess Val: \$926,600	Annl Spc Assess: \$0	School Tax: \$25,193
Gross Annl Inc: \$0	Net Op Income: -38,922	Total Taxes: \$38,922
Annl Op Exp: 0		
Inc/Exp Info: None		
Op Exp Incl: Other - See Remarks	Sale Price:	DOM: 328
Closed Date:		

Brett Ransford
 Not Licensed

MLS#: **S1406590**
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