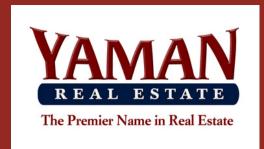
## **JUST LISTED**

## 116 PANTRY DRIVE, SMITHVILLE FLATS, NY 13841

Offered at \$120,000













## **Property features:**

2.48 Acres





blidell@yaman.com





328282 MLS#: County: Chenango

1

Address: 116 Pantry Drive City/Vill: SMITHVILLE

Sch Dist: Greene

Town: Smithville List Price: \$120,000

**FLATS NY 13841** 

Type: Commercial Status: Active

Classification: Mobile Home Park

Construction: Other

Stories:

Exterior: Other Sign: **Yes** 

Docks: Column Span: Bays:

Heat Sys: Cooling: Water: WELL Sewer: **SEPTIC** 

Utilities at Site: **ELECTRICITY**, PROPANE TANK RENTED

Restrooms: Parking Spaces: Total Fin Area:

Type Sale/Lease: Sale

Other Uses:

\$/SqFt Lease:

SqFt Lease:

Buildings:

Approx Year Built: 1970 Lot Size: **2.48 acres** ot Size Dimensions:

**EXPENSES** 

Vacancy: Management: Taxes: \$2,340 Insurance: **\$1,500** Maintenance: \$2,000

Heat: Electricity: Water/Sewer: Other: \$2,000 Gas: Total Year Expenses: Expense Year:

INCOME Income Year: Gross Opr Income: 25,800.00 Net Opr Income: **16,300.00** Cap Rate%: **15.00** 

Documents on File: NONE

OTHER FEATURES

Road Frontage: COUNTY/TOWN

Road Surface: BLACKTOP

Ceiling Height:

Floor: Roof:

Miscellaneous: Circuit Breaker: Volts: Fuses: Amps:

Tenant Paid: ELECTRICITY, GAS, HEAT, MAINTENANCE-INSIDE, MAINTENANCE-OUTSIDE

Landlord Paid: INSURANCE, SEWER, TAXES, TRASH REMOVAL, WATER

Lease and/or Mineral Rights Convey: Yes

Oil/Gas Lease: No

TAX INFORMATION

Parcel Number:

Tax Map: **202.17-2-38** Land/Total Assessment: \$8,500/48,000

Total Taxes: \$2,341 Zoning: Commercial Deed Restrict:

Area: Area 10

Remarks:

Do miss the opportunity to own a real money maker in Smithville Flats! This property consists of 4 mobile home lots, 3 or which have mobile homes on them currently, and 1 vacant lot ready for someone to move on to! 2 of the Mobile homes are currently rented at \$900/month and are owned by the Seller. The other mobile home is tenant owned and currently pays lot rent of \$450. The total revenue and net income on this property are ideal, especially with the low maintenance and time and effort to maintain! This property also has phase 3 electric and could be the perfect spot for your next commercial business! Call today!

Route 206 to County route 2. Property is on your right as you enter Smithville Flats. Directions:

YAMAN REAL ESTATE Listing Agency:

William Lidell Listing Agent:

## BILL LIDELL

LIC. RE SALESPERSON



y name is Bill Lidell. During my first 2 years in business as a Licensed Real Estate Salesperson I have covered a breadth of work with over 50 sales totaling over \$9 million! This includes residential, commercial, and land sales! As a lifelong member of the Whitney Point and Greater Binghamton Community. I am here to help people achieve their goals in Real Estate! My work ethic is backed by honesty and integrity! Looking to buy, sell, rent, lease, or invest? No matter the situation I am here to provide guidance throughout the real estate process.



2670 Main Street, Whitney Point, NY

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