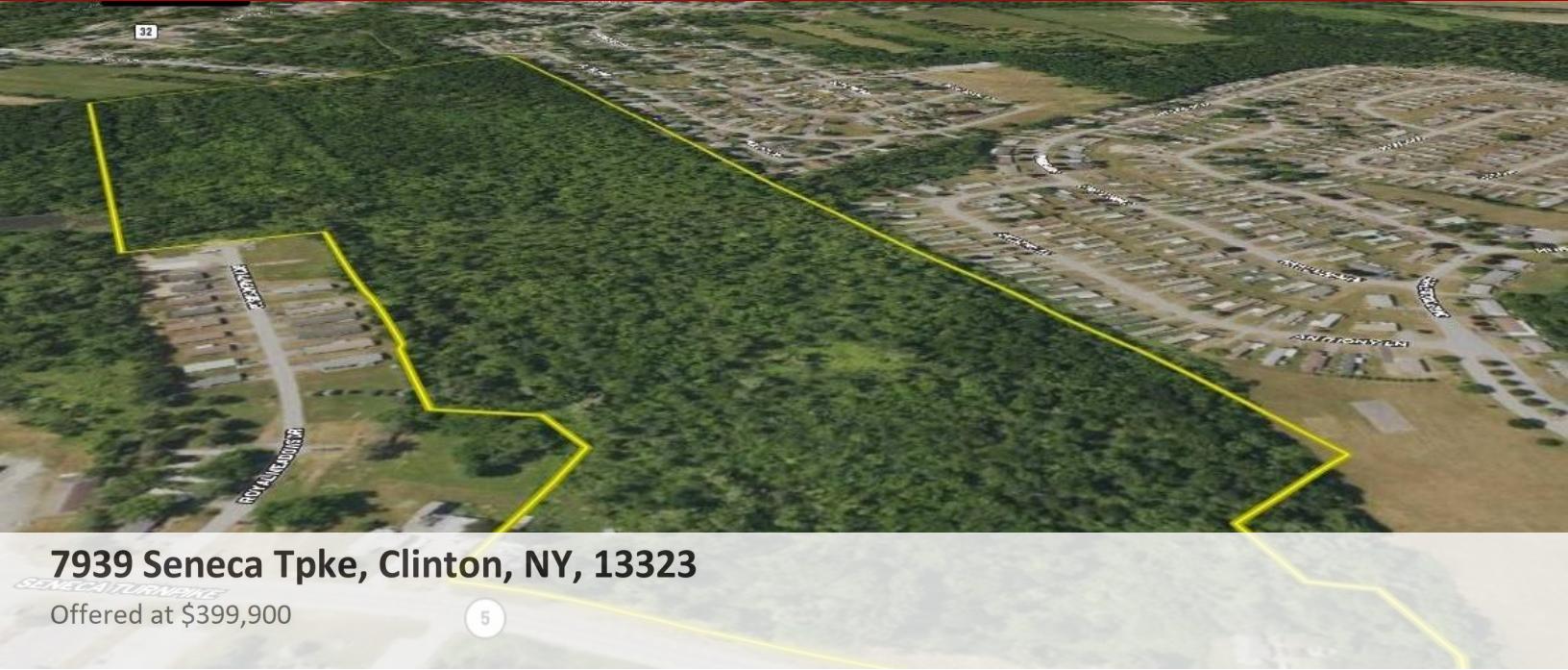


House (Detached) - Clinton, NY



7939 Seneca Tpke, Clinton, NY, 13323

Offered at \$399,900

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Investment / Development opportunity with a large tract of prime acreage, zoned for retail business on a major state highway. There is approximately 890' feed of road frontage with heavy traffic on NYS Route 5 (Seneca Turnpike) just over 2 miles west of Commercial Drive and the Sangertown Square Mall in New Hartford. The property is serviced with public water, sewer, natural gas and power available. There are two houses currently on the property: 1.5 story Cape built in 1938 with 3 bedrooms and one bath with a 2 car detached garage, currently rented month to month and the other is empty, being sold "as is". Remainder of the property features over 70 acres and is mostly wooded with a level topography. There are also 2 billboards which are currently rented year to year providing additional supplemental income. The property is located in the Clinton School District. The property is located just minutes away from the major shopping district, multitude of restaurants and major employers, area colleges including Hamilton College in Clinton, Utica College & SUNY-IT, as well as cultural and entertainment venues in the surrounding greater New Hartford & Utica area. Additional major area attractions include Oneida Lake, Sylvan Beach and Turning Stone Casino & Resort. Oneida Lake is best known for its walleye and yellow perch fishery as well as a fantastic bass fishing location, with numerous bass fishing tournaments held each year including BASSMASTER and FLW. Ice fishing for yellow perch is also very popular. Sylvan Beach features public park with beach, amusement park, restaurants, shopping within 30 minutes. And only 14 miles west of this property is New York's most awarded four-season resort destination, Turning Stone Casino, with world-class gaming, 7 award winning restaurants, major entertainment, gaming options, 18 holes of PGA-level golf or a relaxing Spa experience. The property is located on NY Route 5/Seneca Turnpike, a major east-west highway, within 7 miles to downtown Utica and less than a 50 minute commute to downtown Syracuse. NYC/George Washington Bridge is 3.5 hours away.

3 Bedrooms

1 Bathrooms

844 sqft

73.4 acre (lot size)

Built: 1938



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