



General Specifications

112 Willard Ave. Minoa, NY 13116

LOT:

- 2/10 acre (+/-) in Village of Minoa/Town of Manlius Tax Map #002-08-15.0

BUILDING INFORMATION:

- 1,944 SF gross floor area (+/-) one story masonry building with full, finished basement for additional work space and/or storage in this 1970-built former library
- Shared kitchenette, restroom and entry area between tenant spaces
- New mechanicals (heating, air conditioning, hot water tank), windows, doors and finishes throughout
- Roofing – newer (+/- ten years)
- Utilities – National Grid electric and gas, City/County sanitary and water

REAL PROPERTY TAXES:

- \$ 8,286 County, Town and School District taxes for 2023 and 2022

ZONING:

- Commercial District permitting the following uses:
- Limited Retail, Services
- One and two family dwellings
- Offices ... plus additional uses

ASKING PRICE:

- \$195,000.00
- Lease rates- \$12.50 - \$14/SF year in a modified gross lease