



General Specifications

2310 Brewerton Rd. Mattydale, NY 13211

LOT:

- 2/10 acre (+/-) on Town of Salina property TM# 061-09-35.0

BUILDING INFORMATION:

- 1,630 SF (+/-) two story wood framed building circa 1940 with full basement
- New finishes throughout
- 12 on-site parking spaces
- Roofing – newer (+/- ten years)
- HVAC - new (two years) - full heating and air conditioning
- Utilities – National Grid electric and gas, City/County sanitary and water

REAL PROPERTY TAXES:

- \$ 3,869 Town/County and School District taxes for 2022

ZONING:

- Neighborhood Commercial District – Town of Salina permits the following uses including:
- One and two family dwellings
- Retail sales and Services
- Offices

ASKING PRICE:

- \$154,500.00