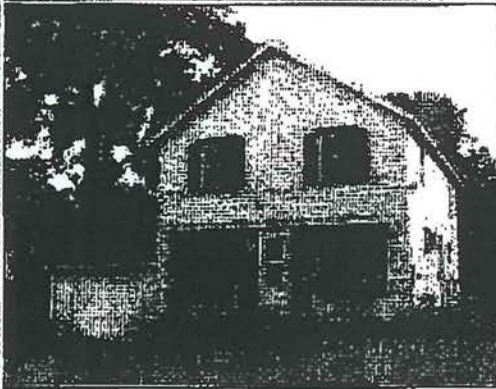


NOT FOR PUBLIC DISTRIBUTION: MEMBERS ONLY

Commercial
1002520 Active

132 Oxford Road
New Hartford, NY 13413

L\$169,900



County:	Oneida	Exterior Appear.:	Very Good
Township:	New Hartford	Interior Appear.:	Very Good
District:	New Hartford	Year Bilt:	9999
School District:	New Hartford Central	Environ. Assmt Phase:	None
Frontage:	120	Acres:	.59
Lot Dimensions:	120x217		
Zoning:			
Current Use:	Other-See Remarks		
Office SqFt:		Warehouse SqFt:	
Retail SqFt:		MFG SqFt:	
Bldg SqFt:	1,584	Lot SqFt:	

Directions: Past New Hartford school, near Wills Drive.
Near: Wills Drive

Showing Inst: By Appointment, Lock Box, Sign

DETAILS

Ceiling Height:	# Overheads:	Overhead Hgt:	# of Stories:
# Units: 2	# Parking Spaces: 15		2

YEARLY EXPENSES

Insurance:	\$	Water:	\$	Electric/Gas:	\$
Maintenance:	\$	Management:	\$	Other Expenses:	\$
Net Operating Income:	\$	Annual Gross:	\$	Monthly Lease:	\$

FEATURES

Extras:
Info W/Broker:

Exterior:	Wood	Water:	Public Installed
Roof:	Asphalt	Sewer:	Public Installed
Base/Foundation:	Block	Cooling:	None
Tenant Pays:	None	Heat:	Forced Air
Flooring:	Wood	Electric:	220 Volts, Circuit Breakers
# Cooling Sys.:		# Heating Sys.:	1
# Water Meters:	1	Gas:	Natural Gas
# Gas Meters:	1	# Electric Meters:	1
Electric Amps:			

Total Taxes:	\$3,238	Tax Map #:		T/C Tax:	\$1,038	T/C Tax Yr:	2009
Special Tax:	\$	Spec Tax Yr:	2009	School Tax:	\$2,200	School Tax Yr:	2009
City/Vill Tax:	\$	City/Vill Tax Yr:	2009	C/V Assessment:		C/V Assessment Yr:	2009
Assessment:	87,000	Assessment Yr:	2010				

Public Rems: Former grocery store with apartment on the second floor. Perfect for small retail or office. Large parking lot.
Brokers Rems: -

AGENT/BROKER INFO

List Off:	VIRKLER REAL ESTATE	List Agt:	MICHAEL MCGLYNN	Agent#:	0865
Firm/Office:	VIRKD1/0	Phone:	(315) 723-2742	Cell:	(315) 723-2742
Phone/Fax:	(315) 737-5300 / (315) 735-8173	Email:	mim2reaky@gmail.com		
Email:					

List Date:	07/28/2010	Comm B/A:	2.500%	Agency Type:	ERTS	Occupied:	Vacant
Expire Dt:		Comm B/B:	2.500%	Board/Take Pho:	Yes	Org LA:	MICHAEL MCGLYNN
Tmp off Mkt Dt:		Comm B/C:	2.500%	VOW/IDX - Excl. Addr.:	No	Org SA:	
Pend Date:		Comm NonMLS:	2.500%	Possession:	To Be Determined	Orig List \$:	\$169,900
Buyers Agt:		Owner Nm:	Raj			DOM/CDOM:	17/
Office Exclusive:	No	Variable Rate Listing:	No				

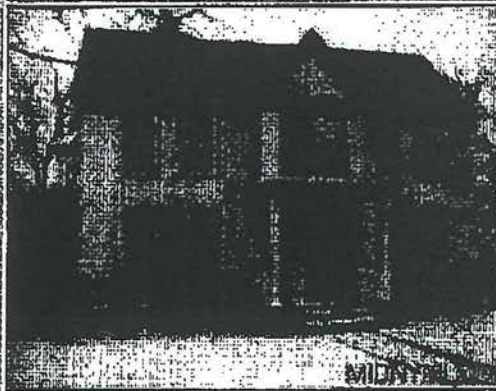
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NOT FOR PUBLIC DISTRIBUTION: MEMBERS ONLY

Commercial
200800143 Closed

9 OXFORD ROAD
New Hartford, NY 13413

L\$169,000



County:	Oneida	Exterior Appear.:	Very Good
Township:	New Hartford	Interior Appear.:	Good
District:	New Hartford	Year Blt:	
School District:	New Hartford Central	Environ. Assmt Phase:	
Frontage:	52	Acres:	
Lot Dimensions:	52 X 160		
Zoning:	RES OR PROF OFFICE		
Current Use:	Other-See Remarks		
Office SqFt:		Warehouse SqFt:	0
Retail SqFt:	0	MFG SqFt:	0
Bldg SqFt:	2,200	Lot SqFt:	830

Directions:

Near: GENESEE ST.

Showing Inst: By Appointment, Lock Box, Sign

DETAILS

Celling Height:	0	# Overheads:	0	Overhead Hgt:	0	# of Stories:	2
# Units:	1	# Parking Spaces:	4				

YEARLY EXPENSES

Insurance:	\$	Water:	\$	Electric/Gas:	\$
Maintenance:	\$	Management:	\$	Other Expenses:	\$
Net Operating Income:	\$0	Annual Gross:	\$0	Monthly Lease:	\$0

FEATURES

Extras:	Appliances, Basement, Living Quarters, Public Transport		
Info W/Broker:	Lease Info, Survey		
Exterior:	Masonry	Water:	Public Installed
Roof:	Asphalt	Sewer:	Public Installed
Base/Foundation:	Stone, Full	Cooling:	None
Tenant Pays:		Heat:	Forced Air, Gas
Flooring:	Wood	Electric:	220 Volts
# Cooling Sys.:	0	# Heating Sys.:	1
# Water Meters:	1	Gas:	Natural Gas
# Gas Meters:	1	# Electric Meters:	1
Electric Amps:			

Total Taxes:	\$3,715	Tax Map #:	329.019-5-1.2				
Special Tax:	\$0	Spec Tax Yr:	2008	T/C Tax:	\$997	T/C Tax Yr:	2008
City/Mill Tax:	\$213	City/Mill Tax Yr:	2008	School Tax:	\$2,505	School Tax Yr:	2008
Assessment:	104,100	Assessment Yr:	2008	C/V Assessment:	104100	C/V Assessment Yr:	2008

Public Rems: FORMER CHURCH RECTORY. THIS PROPERTY OFFERS A UNIQUE OPPORTUNITY FOR A PROFESSIONAL OFFICE IN THE HEART OF THE VILLAGE OF NH. PARKING AND ROOM TO MAKE MORE. DETACHED GARAGE FOR STORAGE. OCCUPANCY AVAILABLE IMMEDIATELY.

Brokers Rems: OWNER WILL RENT FOR \$1500 PER MONTH NNN. OWNER MAY HOLD A MORTGAGE, LEASE WITH AN OPTION TO PURCHASE, BUILDOUT FOR BUYER OR TENANT.

AGENT/BROKER INFO

List Off:	VIRKLER REAL ESTATE	List Agt:	WILLIAM VIRKLER II	Agent#:	0443
Firm/Office:	VIRK01/0	Phone:	(315) 737-5300 ext: 0	Cell:	()-
Phone/Fax:	(315) 737-5300 / (315) 735-8173	Email:	vir4@adelphia.net		
Email:					

List Date:	01/17/2008	Comm B/A:	2.000%	Agency Type:	ERTS	Occupied:	Vacant
Expire Dt:		Comm B/B:	2.000%	Board/Take Pho:		Org LA:	WILLIAM VIRKLER II
Temp off Mkt Dt:		Comm S/B:	3.000%	VOW/IDX - Excl. Addr.:	Yes	Org SA:	WILLIAM VIRKLER II
Pend Date:	02/15/2008	Comm NonMLS:	2.000%	Possession:	To Be Determined	Orig List \$:	\$169,000
Buyers Agt:		Owner Nm:	MJM2 REALTY, LLC			DOM/CDOM:	29/
Office Exclusive:	No	Variable Rate Listing:					
Closing Date:	04/17/2008	Sold Terms:	Cash	Concessions:		Sold Price:	\$155,000
Selling Agt:	WILLIAM VIRKLER II (315) 737-5300 of VIRKLER REAL ESTATE (315) 737-5300					Firm:	VIRK01 Agt: 0443

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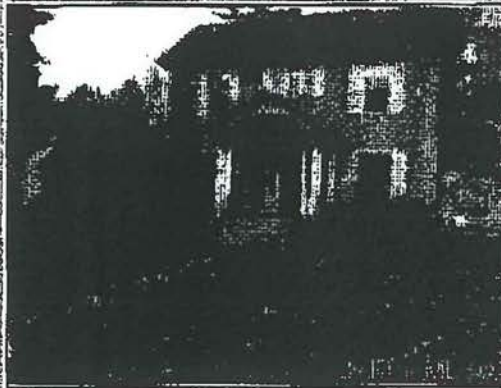
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****NOT FOR PUBLIC DISTRIBUTION: MEMBERS ONLY****

Commercial
200803800 Closed

12 OXFORD RD
New Hartford, NY 13413

L\$229,000



County:	Oneida	Exterior Appear.:	Very Good
Township:	New Hartford	Interior Appear.:	Very Good
District:	New Hartford	Year Bilt:	
School District:	New Hartford Central	Environ. Assmt Phase:	
Frontage:	40	Acres:	.17
Lot Dimensions:	40.00X80.00		
Zoning:	COMMERCIAL		
Current Use:	Comm/Dwelling		
Office SqFt:		Warehouse SqFt:	0
Retail SqFt:	0	MFG SqFt:	0
Bldg SqFt:	2,206	Lot SqFt:	0

Directions:

Near: GENESSEE/ OXFORD

Showing Inst: By Appointment, Lock Box, Sign

DETAILS

Ceiling Height:	0	# Overheads:	0	Overhead Hgt:	0	# of Stories:	2
# Units:	1	# Parking Spaces:	0				

YEARLY EXPENSES

Insurance:	\$	Water:	\$	Electric/Gas:	\$
Maintenance:	\$	Management:	\$	Other Expenses:	\$
Net Operating Income:	\$0	Annual Gross:	\$0	Monthly Lease:	\$0

FEATURES

Extras: Appliances, Basement, Carpet, Fencing, Laundry, Living Quarters, Public Transport

Info W/Broker:

Exterior:	Wood	Water:	Public Installed
Roof:	Asphalt	Sewer:	Public Installed
Base/Foundation:	Block, Stone, Full	Cooling:	None
Tenant Pays:		Heat:	Gas, Hot Water, Radiator
Flooring:	Wood, Other-See Remarks	Electric:	220 Volts, Circuit Breakers
# Cooling Sys.:	0	# Heating Sys.:	1
# Water Meters:	1	Gas:	Natural Gas
# Gas Meters:	0	# Electric Meters:	1

Electric Amps:

Total Taxes:	\$3,388	Tax Map #:	329.018-5-6	T/C Tax:	\$754	T/C Tax Yr:	2007
Special Tax:	\$0	Spec Tax Yr:	2008	School Tax:	\$2,423	School Tax Yr:	2007
City/VIII Tax:	\$211	City/VIII Tax Yr:	2008	C/V Assessment:	0	C/V Assessment Yr:	2007
Assessment:	102,900	Assessment Yr:					

Public Rems: GREAT PROFESSIONAL OFFICE LOCATION; LOCATED NEXT TO THE FIREHOUSE IN THE VILLAGE OF NEW HARTFORD; 3 POTENTIAL OFFICES ON THE 1ST FLOOR, 4 POTENTIAL OFFICES/BEDROOMS ON THE 2ND. EXCELLENT CONDITION THROUGHOUT; PLENTY OF ROOM FOR PROFESSIONAL STAFF/ CLIENT PARKING

Brokers Rems: GREAT LOCATION, A MUST SEE FOR PROFESSIONALS LOOKING FOR PRIME OFFICE SPACE WITH THE ABILITY TO LIVE UPSTAIRS. ALSO, BEING SOLD AS A POTENTIAL RESIDENCE.

AGENT/BROKER INFO

List Off:	VIRKLER REAL ESTATE	List Agt:	WILLIAM VIRKLER II	Agent#:	0443
Firm/Office:	VIRK01/0	Phone:	(315) 737-5300 ext: 0	Cell:	()-
Phone/Fax:	(315) 737-5300 / (315) 735-6173	Email:	vir4@adelphia.net		
Email:					

List Date:	11/04/2008	Comm B/A:	2.000%	Agency Type:	ERTS	Occupied:	Vacant
Expire Dt:		Comm B/B:	2.000%	Board/Take Pho:		Org LA:	WILLIAM VIRKLER II
Trp off Mkt Dt:		Comm S/B:	3.000%	VOW/IDX - Excl. Addr.:	Yes	Org SA:	TERRENCE MARTIN
Pend Date:	11/29/2008	Comm NonMLS:	2.000%	Possession:	Closing	Orig List \$:	\$229,000
Buyers Agt:		Owner Nm:	WOODSTREAM CORP			DOM/CDOM:	22/
Office Exclusive:	No	Variable Rate Listing:					
Closing Date:	01/09/2009	Sold Terms:	Conventional	Concessions:		Sold Price:	\$195,000
Selling Agt:	TERRENCE MARTIN (315) 733-0213 of TERRENCE P. MARTIN REAL ESTATE (315) 733-0213					Firm: MART01Agt:	0325

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NOT FOR PUBLIC DISTRIBUTION: MEMBERS ONLY

Residential Existing
1000035 Pending

71 OXFORD ROAD
New Hartford, NY 13413

L\$289,000



County:	Oneida	Style of Home:	2 Story
Township:	New Hartford	Exterior Appear.:	Very Good
District:	New Hartford	Interior Appear.:	Very Good
School District:	New Hartford Central	Color:	PACIFIC BLUE
Total # of Rooms:	11	Year Blt:	1900
Total Bedrooms:	4	Apx. Living Area:	3,900
Total Full Baths:	3	# of Fireplaces:	1
Total Partial Baths:	0	Acres:	
Frontage:	89		
Lot Dimensions:	68.9 X 200		
Zoning:	RES		
Subdivision:			

Directions:

Near: SHERMAN

Showing Inst: 24 Hr Notice, Sign

ROOM DIMENSIONS

Level	Length x Width	Level	Length x Width	Level	Length x Width
Ent Hall:	1 x	Ms. Bedroom:	2 0 x 0	P Bath 1:	x
Liv Room:	1 x	2nd Bedroom:	2 x	P Bath 2:	x
Fam Room:	1 x	3rd Bedroom:	2 x	Office:	1 x
Frm Din Rm:	1 x	4th Bedroom:	2 x	Library:	x
Din Area:	x	5th Bedroom:	x	Laundry:	1 x
Kitchen:	1 x	Bath 1:	2 0 x 0	Utility:	B x
Dan:	x	Bath 2:	2 x	Attic Full:	x
Sun Room:	x	Bath 3:	1 x	Special Use:	x
		Bath 4:	x		

Garage 1:	# Cars	Description	Heat	Length x Width
Garage 1:	4	Detached		30 x 30
Garage 2:				x

FEATURES

Fixtures & Appliances: Ceiling Fan, Central Air Cond., Dishwasher, Garage Door Opener, Range/Oven, Refrigerator, Whirlpool Bath
Extras: Deck, Fencing, Gas Installed, Master Bath

Fireplace Location:

Exterior:	Vinyl	Roof:	Asphalt
Bsmnt/Found.:	Poured, Stone, Full	Heat:	Baseboard, Gas, Hot Water
Driveway:	Asphalt	Water:	Public Installed
Kitchen Type:	Eat In	Sewer:	Public Installed
Flooring:	Plank, W/W Carpet	Electric:	220 Volts, Circuit Breakers
Insulation:	Mostly	Electric Amps:	200

Total Taxes:	\$7,245	Tax Map #:	329.019-6-48
Special Tax:	\$0	Spec Tax Yr:	2008
City/Vill Tax:	\$711	City/Vill Tax Yr:	2008
Assessment:	190,000	Assessment Yr:	2008
		T/C Tax Yr:	2008
		School Tax Yr:	2008
		C/V Assessment:	0
		C/V Assessment Yr:	2008

Public Rems: EXQUISITE!! COMPLETE RE-MODEL PLUS 3200 SQUARE FT ADDITION IN THIS 4BDRM, 3BA VILLAGE HOME. IT WILL LEAVE YOU BREATHLESS. THIS DREAM HOME BOASTS 2 STALL TANDEM 30X30 GARAGE, CHERRY KITCHEN, GORGEOUS WOODWORK, 4 ZONE GAS BOILER, CENTRAL AIR, VINYL FENCING, BASKETBALL COURT, DECK, MUCH MUCH MORE!

Brokers Rems: -

AGENT/BROKER INFO

List Off:	COLDWELL BANKER FAITH PROPERTIES	List Agt:	LINDA PETERS	Agent#:	0067
Firm/Office:	COLF01/0	Phone:	(315) 527-1252	Cell:	(315) 527-1252
Phone/Fax:	(315) 735-2222 / (315) 735-1727	Email:	LindaP1000@hotmail.com		
Email:					

List Date:	01/08/2010	Comm B/A:	2.500%	Agency Type:	ERTS	Occupied:	Owner
Expire Dt:	07/31/2010	Comm B/B:	2.500%	Board/Take Pho:	No	Org LA:	LINDA PETERS
Tmp off Mkt Dt:		Comm S/B:	2.500%	VOW/IDX - Excl. Addr.:	Yes	Org SA:	
Pend Date:	07/23/2010	Comm NonMLS:	2.500%	Possession:	To Be Determined	Orig List \$:	\$299,000
Buyers Agt:	0584	Owner Nm:	DESARRO			DOM/CDOM:	198/
Office Exclusive:	No	Variable Rate Listing:	No				

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Sold 267,500