

Harbor Meadows Commercial
NYS Route 3
Henderson, NY 13650

\$125,000
4.070± Acres
Jefferson County



Harbor Meadows Commercial
Henderson, NY / Jefferson County

SUMMARY

Address

NYS Route 3

City, State Zip

Henderson, NY 13650

County

Jefferson County

Type

Commercial

Latitude / Longitude

43.839 / -76.198

Acreage

4.070

Price

\$125,000

Property Website

<https://www.landleader.com/property/harbor-meadows-commercial-jefferson-new-york/31290>



PROPERTY DESCRIPTION

New York Commercial Building Lot on NYS Route 3 Near Henderson Harbor For Sale: This is a premier commercial building lot on the 'Gr Lakes Seaway Trail' in the Town of Henderson, near the intersection of NYS Routes 3 and 178. The lot is 4.07 acres in size with ~850' of frontage on NYS Route 3 and depth of ~225'. There are trees and shrubs along a portion of the highway and as you head north, the terrain rises in elevation about 10'. The remainder of the lot is cleared and ready to build upon. There is currently a commercial entrance that will be shared with Henderson Storage. Road maintenance and snowplowing will need to be coordinated and expenses shared with the owner of Henderson Storage. Cable, electric, high speed internet and telephone utilities are available roadside. Municipal water will be brought to the backside of the lot by the seller. The newly formed municipal sewer district will be operational by July of 2023. Deed restrictions that will apply include: if purchased for residential use no mobile homes or doublewides, a minimum 1,500 square feet of livable space. Also, no further sub-dividing, no cutting of trees within 20' of adjacent lot boundaries without adjacent owner approval. Business type subject to owner approval. On the east side of the lot is Harbor Meadows, a residential 10-lot subdivision which is accessed via Harbor Creek Drive, NYS Route 3. It is currently a private drive maintained by the seller. It is not intended to be a rear entrance for a commercial business however it may serve another purpose to subdivision owners. The seller agrees to maintain the existing road to the southern border of the 10-lot subdivision until January 1, 2025. At that time, a Homeowner's Association organized by the Seller in cooperation with the property owner(s) to address items such as road maintenance and snow plowing of Harbor Creek Drive will commence.

Henderson Harbor is the Heart of 'the Golden Crescent', the largest freshwater bay in the world. Fishing is plentiful including bass, perch, pike, bullhead, steelhead, lake trout and salmon. There is a public boat access site ~1 mile away off County Route 178 as well as boat docking and storage at the adjacent Harbors End Marina. More on the 'Henderson Harbor Region' may be found in the video of the property and surrounding area on our website. There are three popular State Parks within a 10-minute drive of the property. Southwick and West beach are popular for camping and swimming while Wehler offers over 14 miles of hiking and biking trails and over 3 miles of shoreline to explore. During the winter months residents enjoy ice fishing, snowshoeing, cross country skiing and snowmobiling on the Tug Hill Plateau. Watertown International Airport is only 15 minutes north of Henderson and Syracuse International is approximately an hour South.

This is an exceptional commercial building lot package, offered at an attractive price. If the purchaser is interested in purchasing this parcel along with residential lots in the Harbor Meadows Subdivision, the seller will consider selling combinations at a reduced price as well as owner financing with 30% down for up to 5 years at 4% annual interest. Subject to seller credit approval. Buyer to pay legal fees for mortgage, deed and note if seller financing is approved.

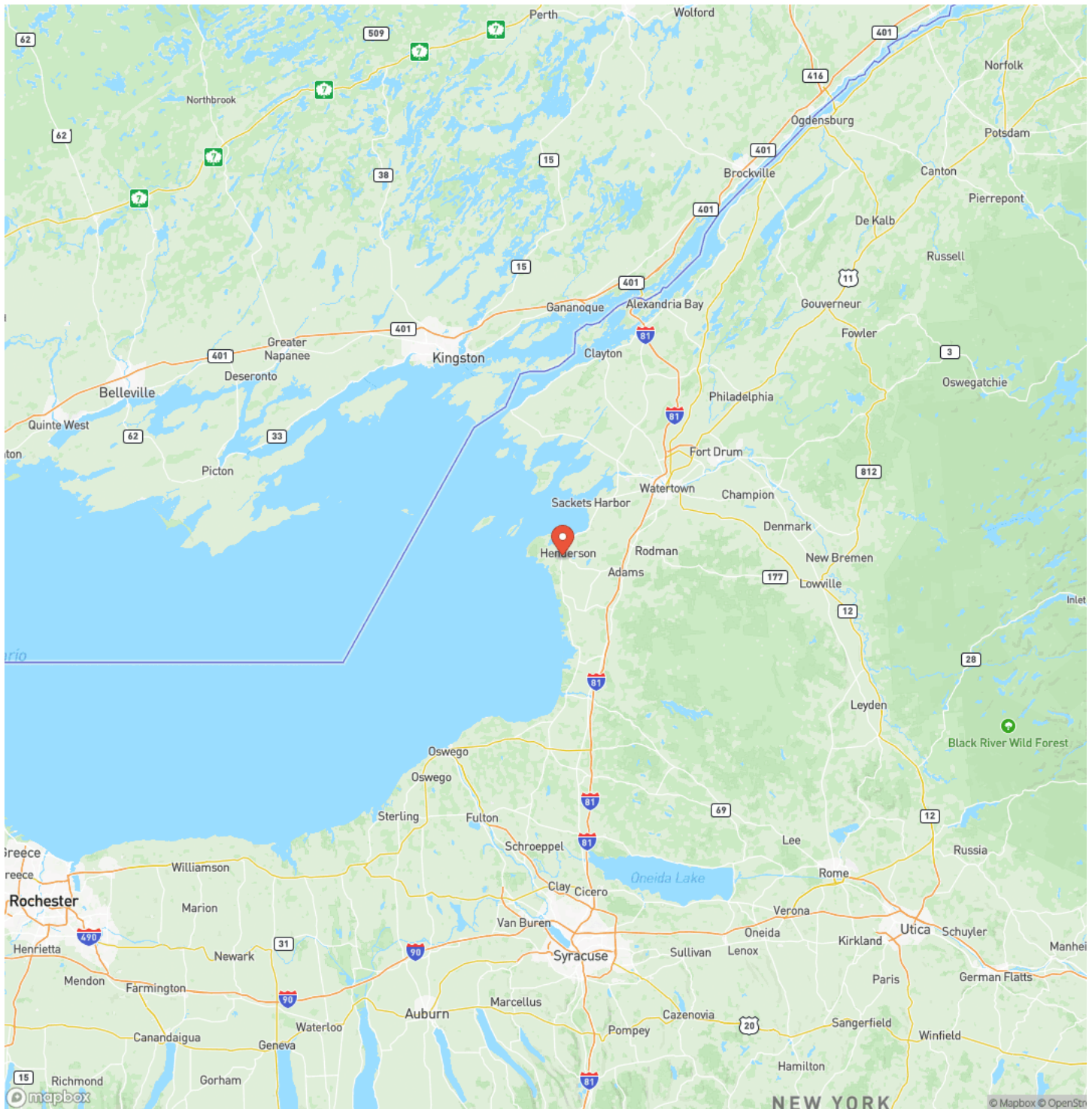
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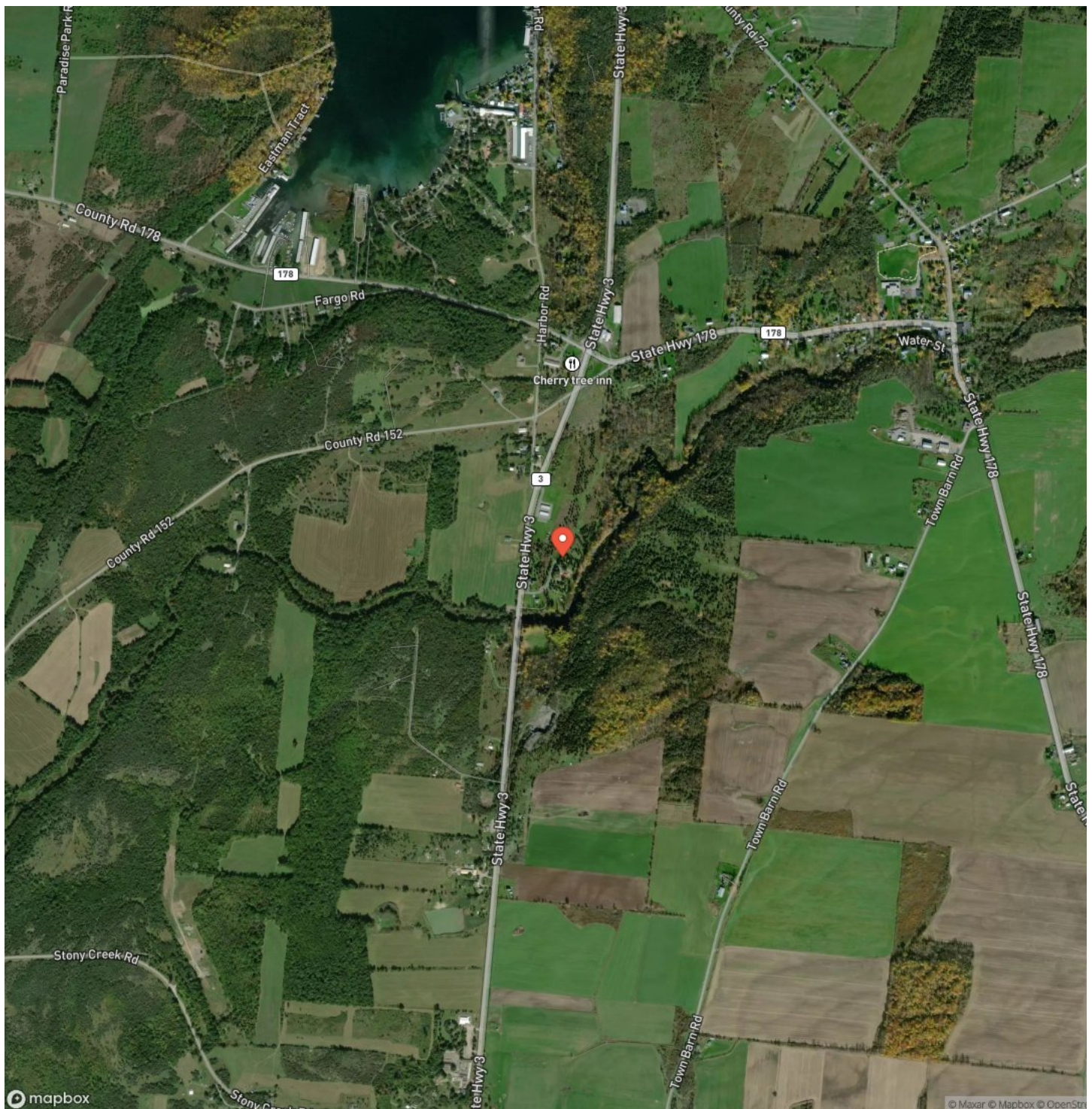
Locator Map



Locator Map



Satellite Map



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DISCLAIMERS

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relation to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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