



MLS#: **S1669265** **Commercial/Industrial** **A-Active**
2805 State Route 49 List Price: **\$299,900**
County: **Oneida** Zip: **13308** Acres: **2.45**
Town/City: **Vienna** Pstl City: **Blossvale** Cross St: **Rt 49**
Area #: **Vienna-306489**

Subdivision: Lot Front: **441**
TxMap#: **306489-218-001-0001-023-003-0000** Lot Depth: **520**
Addl TxMap#: Lot Shape: **Irregular**
City Nghbrhd: Lot #: **23**
School Dist: **Camden** Gr SqFt: **6,507**
High School: Trans Type: **Sell**
Middle School: Year Built: **1940**
Elem School: Yr Blt Desc: **Existing**
Photo: **32**

General Information

Category:		Tot Units:		Office SqFt:	
Sale Incl:	Land and Building	# Stories:	2.0	Manuf SqFt:	
Type Bldg:		# Bldgs:	1	Res SqFt:	
Bus Name:		Franchise:	No	Retail SqFt:	
Bus Type:		Avail Prkg:	75	Leased SqFt:	
Elec Svc:		Mx Ceil Hgt:		Wrhse SqFt:	
Prop Use:		Mx OH Dr:		Vacant SqFt:	
Location:	Corner	On Wtrfrt:	No		
Floor:		Name:			
Parking:	75	Basement:			
Zoning:	C1	Loading:			
Water Related Features:					

Public Remarks: **Positioned on a prime, high-visibility corner at Route 49 and Route 13 in Blossvale, the historic former Vienna Hotel presents a rare commercial opportunity with endless potential. Set on approximately 2.5 acres with an impressive 582 feet of total road frontage, this 6,500 square foot two-story building offers the space, exposure, and flexibility to bring your vision to life. Significant improvements have already been completed, including major updates in 2015 and additional recent upgrades in the past couple years. Big-ticket items such as the roof, siding, heat pumps, and many windows have been addressed—providing a strong foundation and peace of mind for the next owner. With these costly improvements already in place, the stage is set for someone to step in and bring fresh ideas to make the property thrive once again. The property will be cleared out for its next owner, offering a clean slate to bring your ideas to life. Think destination restaurant, craft cocktail bar, event venue, or a boutique-style retreat that draws in lake traffic and weekend crowds. A large custom bar anchors the main level, while upstairs, four former hotel rooms open the door to short-term rentals, owner’s quarters, or a revived modern inn concept. With strong bones, a storied past, and a location just minutes from the water, this is your chance to create something people talk about. Make it cool again.**

Unbranded VT: [Click Here](#)

Aerial Drone Video:

Virtual Tour 3D:

Directions:

Lease Information

Utilities Information

HVAC Type:	AC-Central, Forced Air	Sewer/Water:	Septic System
HVAC Fuel:	Gas	Boiler Type:	
Electric:		Insulation:	Unknown
Energy Eqpt:	None	Septic Location:	
Type of Well:		Well Location:	
Grn Bld Vr Type:			
Grn Indoor Air Q:			
Grn Water Cnsrv:			

Additional Information

Living Qrtrs:	Yes/Other - See Remarks		
Available Docs:	Other - See Remarks		
Bldg Misc:		Constr Mtrls:	
Public Trans:		Roof:	Asphalt
Total # Residential Units:		Accessibility:	
Studio:	Docks:	Yrs Estb:	
1 Bed:	Rooms:	Seat Cap:	
2 Bed:	Trk Bays:	Seller Desires:	
3 Bed:	Employees:		

Financial Information

Possible Fin:	Cash, Commercial Loan	Type of Sale:	Normal	Town/Cnty Tax:	\$2,279
1st Mtg Bal:	\$0	Equity:	\$299,900	City/Vil Tax:	\$0
2nd Mrt Bal:	\$0	Tax Info:		School Tax:	\$3,044
Assess Val:	\$106,850	Annl Spc Assess:	\$0	Total Taxes:	\$5,323
Gross Annl Inc:		Net Op Income:			
Annl Op Exp:					
Inc/Exp Info:	None				

Op Exp Incl: **Electric, Gas/Oil, Insurance, Utilities, Water**
Closed Date: Sale Price:

DOM: **33**

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