




554 State Route 49 Constantia, NY 13042

LIST PRICE **\$509,900**



-  Building 1
- 4 Bedrooms
 - 2.5 Bathrooms
 - 2,590 SqFt

-  Building 2
- 1 Bedroom
 - 1 Bathroom
 - Approx. 650 SqFt

-  Building 3
- 1 Bedroom
 - 1 Bathroom
 - Approx. 650 SqFt

Discover the possibilities with this unique waterfront estate situated on 2.11 acres along the shores of Oneida Lake. Offering three separate residential buildings, this exceptional property presents a rare opportunity for investors, vacation rental operators, multi-generational living, or those seeking a private lakeside retreat with income potential.



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Nearby Oneida Lake vacation rentals commonly achieve:

- Guest ratings between 4.8 and 5.0 stars
- Strong demand for waterfront properties with docks
- Popular amenities include lake access, fire pits, outdoor entertainment areas, kayaks, and large group accommodations

Estimated Airbnb Performance

Based on comparable Oneida Lake waterfront rentals and the unique three-building configuration:

Metric	Conservative Estimate	Strong Season Estimate
Average Nightly Rate	\$450-\$650	\$700-\$1,000+
Weekend Nightly Rate	\$600-\$900	\$900-\$1,200+
Occupancy	45-55%	60-75%
Monthly Revenue	\$7,000-\$12,000	\$14,000-\$20,000+
Annual Gross Revenue	\$85,000-\$145,000	\$160,000-\$220,000+

Most Oneida Lake Airbnbs are single homes or cottages. This property offers:

- Capacity for multiple families
- Wedding and reunion potential
- Corporate retreats
- Fishing groups
- Snowmobiling and ATV tourism
- Multi-generational vacations

The combination of waterfront access, acreage, dock, and three separate residences is relatively rare in the Oneida Lake market and could command premium pricing compared to standard lakefront cottages.

At the current asking price of approximately \$509,900, if the property generates:

- \$120,000 gross annual revenue
- 35% operating expenses

Net Operating Income (NOI): ≈ \$78,000

Estimated Cap Rate: 15.3%