



Adam Frye
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 315-870-2578
 5110 W. Genesee Street Suite 2



Cross Property 360 Property View

8 State Route 31, Jordan-Village-312803, NY 13080

Listing



MLS#: S1679935	Commercial/Industrial	VR Pricing: No	List Price: Incomplete \$650,000
8 State Route 31	Zip: 13080		
County: Onondaga	Pstl City: Jordan	Cross St: North Main Street	
Town/City: Elbridge	Area#: Jordan-Village-312803		
Village: Jordan-Village		Acres: 1.21	
Subdivision:		Lot Front: 175	
TxMap#: 312803-004-000-0002-017-000-0000		Lot Depth: 300	
Addl TxMap#:		Lot Shape: Rectangular	
City Nghbrhd:		Lot #: 17	
School Dist: Jordan-Elbridge		Lot SqFt: 52,500	
Type of Sale: Normal		Gr SqFt: 9,115	
High School: Jordan-Elbridge High		Trans Type: Sell	
Middle School:		Year Built: 1995	
Elem School:		Yr Blt Desc: Existing	
State: NY - New York	# Attach:	# Photo: 50	

Listing Office Information

Offc Name: **Howard Hanna Real Estate (RUSA201)**
 Offc Addr: **5110 W. Genesee Street Suite 2
 Suite 2
 Camillus, NY 13031**
 LA Name/ID: **Adam Frye (FRYEAD)**
 LA Email: **adamfrye@howardhanna.com**
 LA Dir Phone/Fax: **315-487-0040/315-487-4042**
 Owner Name: **Todd Milton**
 Owner 2:
 Owner Addr:

Offc Lic#: **10391201291**
 Offc Phone: **315-487-0040**
 Offc Fax: **315-487-4042**
 LA Cell #: **315-870-2578**
 LA Acpts Txt:
 LA License #: **10401394530 (NY)**

Seller Attorney:
 Listing Type: **Exclusive Right To Sell** Spc Conditions: **No**
 Service Type:
 Negotiation w/:
 Show Appt/Desc:
 Private Rmrks:

Exclusions:
 Seller Atty Email:
 List Date:
 Expire Date:
 DOM: **0**

NY - New York 13031
Listing Broker Only
SHOWINGTIME; Online Showing Service, Tenant Occupied
Please provide at least 24-hour notice for all showings. Tenant occupied. Call or text Adam with any questions at 315-870-278. 6-unit commercial building with 3 current tenants. One tenant leases Units 1 & 4 (the far left side and far right side when facing the building from the road). They are currently on a month-to-month lease and are planning to vacate the building. Another tenant leases Units 2 & 3 and is currently on a month-to-month lease but is interested in signing an extended lease. Unit 5 is a one-car garage attached to Unit 6. Unit 6 is an occupied 1-bedroom, 1-bathroom apartment with a yearly lease in place. Total income from last year was \$70,000. For showings: Units 1 & 4: A keypad access code will be provided. Units 2 & 3: Access will be through a lockbox. Units 5 & 6: The tenant will be present during showings to allow access.

Branded VT:
 Unbranded VT:
 Aerial Drone Video:
 Virtual Tour 3D:
 Ad Headline:
 Ad Copy:
 Sub Board: **Syracuse**
 Attribution Contact:

Waterfront/Water

Waterfront: **No** Island/Name: **No** Riparian Rgts:

General Information

Category: Apartments, Business Opportunity, Commercial, Industrial-Light, Mixed Use	Tot Units: 6	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: 33	Leased SqFt:
Elec Svc:	Mx Ceil Hgt:	Whse SqFt:
Prop Use:	Mx OH Dr:	Vacant SqFt:
Location: Other - See Remarks	Basement: None	
Floor:	Loading:	
Parking: 33		
Zoning: Com 1		

Public Remarks: **Welcome to 8 State Route 31 in Jordan, NY! This exceptional 6-unit commercial building presents a rare investment opportunity in a highly visible and convenient location with strong potential for long-term growth and income stability. The property features a well-balanced mix of 5 commercial units and 1 residential unit, offering multiple streams of income and flexibility for a wide range of tenants. Whether you're looking to expand your investment portfolio, establish or grow your business footprint, or secure a property with strong income-**

producing potential, this building checks all the boxes. With its versatile layout and income-generating structure, this property is ideal for investors seeking both stability and upside potential. The commercial units provide space for retail or office use, while the residential unit adds an additional layer of consistent rental income. Opportunities like this don't come around often—especially in a location with this level of visibility and accessibility. Don't miss your chance to own a solid asset with room to grow and maximize returns over time. Call or text Adam with any questions at 315-870-278.

Directions:

Utilities Information

HVAC Type:	AC-Central, Radiant	Sewer/Water:	Public Sewer Connected, Public Water Connected
HVAC Fuel:	Gas	Boiler Type:	
Electric:	Available	Insulation:	Unknown
Energy Eqpt:	Other	Septic Location:	
Type of Well:		Well Location:	
Grn Bld Vr Type:			
Grn Indoor Air Q:			
Grn Water Cnsvr:			

Additional Information

Living Qtrs:	No	# of Leases:	3
Available Docs:	Certificate Of Occupancy	Constr Mtrls:	
Bldg Misc:		Roof:	Metal
Public Trans:		Accessibility:	
Total # Residential Units:	1	Yrs Estb:	
Studio:		Seat Cap:	
1 Bed:	1	Docks:	
2 Bed:		Rooms:	
3 Bed:		Trk Bays:	
		Employees:	
		Seller Desires:	Cash

Financial Information

Possible Fin:	Cash, Commercial Loan	Equity:	\$650,000	Town/Cnty Tax:	\$2,865
1st Mtg Bal:	\$0	Tax Info:		City/Vil Tax:	\$2,648
2nd Mrt Bal:	\$0	Assess Val:	\$450,000	School Tax:	\$7,444
Escrow Agt/Bnk:	Howard Hanna/M&T	Annl Spc Assess:	\$0	Total Taxes:	\$12,957
Gross Annl Inc:	\$69,999	Net Op Income:	36,537	Orig. List Price:	
Annl Op Exp:	20,505				
PriceChg Time:					
Inc/Exp Info:	May Show Books, Provided By Owner				
Op Exp Incl:	Repairs/Maintenance, Snow Plow				

Display & Occupancy Information

Possession:	At Closing	Lockbox Serial #:	
Internet:	Yes	AVM:	Yes
Vacancy Rate:		Blog:	Yes
	Inet St Adrs: Yes	Realtor.com:	Yes
	IDX: Yes		

MLS#: **S1679935**

Adam Frye
 NY Licensed R.E. Salesperson
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Public Record

Owner Information

Owner Name:	Milton Todd R	Owner Occupied:	No
Mailing Address:	134 Snowflake Cir	Mailing Address City & State:	Camillus Ny
Mailing Zip:	13031	Mailing Address ZIP + 4 Code:	9629

Location Information

School District Name:	Jordan-Elbridge	Township:	Jordan Vlg
Census Tract:	120.00	Carrier Route:	R001
Zoning:	05	Flood Zone Code:	X
Flood Zone Date:	11/04/2016	Flood Zone Panel:	36067C0153F

Tax Information

Tax ID:	312803-004-000-0002-017-000-0000		
Lot #:	17	Block #:	2
% Improved:	93	Tax Area (SWIS code):	312803
Tax Appraisal District:	2803		
Legal Description:	FL 45 7/21/95 EASEMNT NYSEG		

Assessments

Assessment Year	2024	2023	2022
Assessed Value - Total	\$450,000	\$190,000	\$190,000
Assessed Value - Land	\$32,100	\$15,000	\$15,000
Assessed Value - Improved	\$417,900	\$175,000	\$175,000
YOY Assessed Change (\$)	\$260,000	\$	
YOY Assessed Change (%)	137%	0%	

Market Value - Total	\$450,000	\$234,568	\$223,529
Market Value - Land	\$32,100		
Market Value - Improved	\$417,900		

Characteristics

State Use:	Multiple Use/Multipurpose	Lots Acres:	1.205
Lot Width:	175	Lot Area:	52,500
Number of Buildings:	1	Lot Depth:	300
Garage Size:	0	Building Type:	Auto Service
Gross Area:	9,115	Building Sq Ft:	9,115
Building Condition:	Average	Electric Service Type:	TYPE UNKNOWN
Sewer Type:	Commercial	Water:	COMMERCIAL

Building Features

Feature Type	Unit	Size/Qty	Width	Depth	Year Built	Value
Shed-Machinery	S	150	10	15	1995	
Building Description	Building Size					
G03	5,560					
D08	2,775					
A01	800					