



67.25 TOTAL ACRES UP FOR SALE

## COMING TO MARKET

32,530 SQUARE FOOT HOSPITALITY LODGE ON 67.25 ACRES  
**4355 STATE STREET ROAD, SKANEATELES FALLS, NY 13153**

OFFERED BY:



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## WELCOME TO THE LODGE

The Lodge at Welch Allyn is located at 4355 State Street Road, Skaneateles Falls, New York (herein referred to as "Property").

The parcel consists of a total of 153.45 acres, of which only the northern 67.25 acres is included in the offering. The only improvement on this portion of the parcel is the 32,530 SF hospitality lodge (used for events and conferences).

<u>Portion of the Site</u>	<u>Total Acres</u>
Hospitality	67.25
Industrial (not part of sale)	86.20

## SUBDIVISION BREAK DOWN

SUBJECT SALE: 160.65 ACRES

<b>Address:</b>	4355 State Street Road Skaneateles, NY 13152
<b>County:</b>	Onondaga
<b>APN/Parcel ID:</b>	315089-022-000-0001-016-000-0001
<b>Land Use:</b>	Auditorium
<b>Zoning:</b>	IRO – Industrial/Research/Office District
<b>Flood Zone:</b>	36067C0281F
<b>Total Square Feet:</b>	32,530



## SKANEATELES FALLS, NEW YORK

### ONONDAGA COUNTY, NY

Nestled along the picturesque northern shores of the lake, the village of Skaneateles holds an esteemed reputation as one of the most exceptional villages within the Finger Lakes region. This delightful hamlet showcases a meticulously crafted infrastructure and an array of captivating attractions tailored to cater to tourists. Visitors can indulge in a wide selection of accommodations, including hotels, inns, and charming bed & breakfasts. The village takes pride in its vibrant calendar of activities and events, ensuring there is always something exciting to partake in. Additionally, Skaneateles boasts a diverse range of top-notch dining establishments, offering a plethora of culinary experiences to savor. Moreover, the village has a fascinating and well-documented history that traces back to the revolutionary era. Its earliest settlers were valiant veterans of the Revolutionary War who received land grants as a token of appreciation for their military service.

## KEY DRIVES TIMES

### Major Cities:

Auburn (via Genesee Rd):	9.5 Miles
Syracuse (via NY-175 E):	17.3 Miles

### Major Transportation Hubs:

Syracuse Hancock International Airport:	28.7 Miles
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### Major Highways:

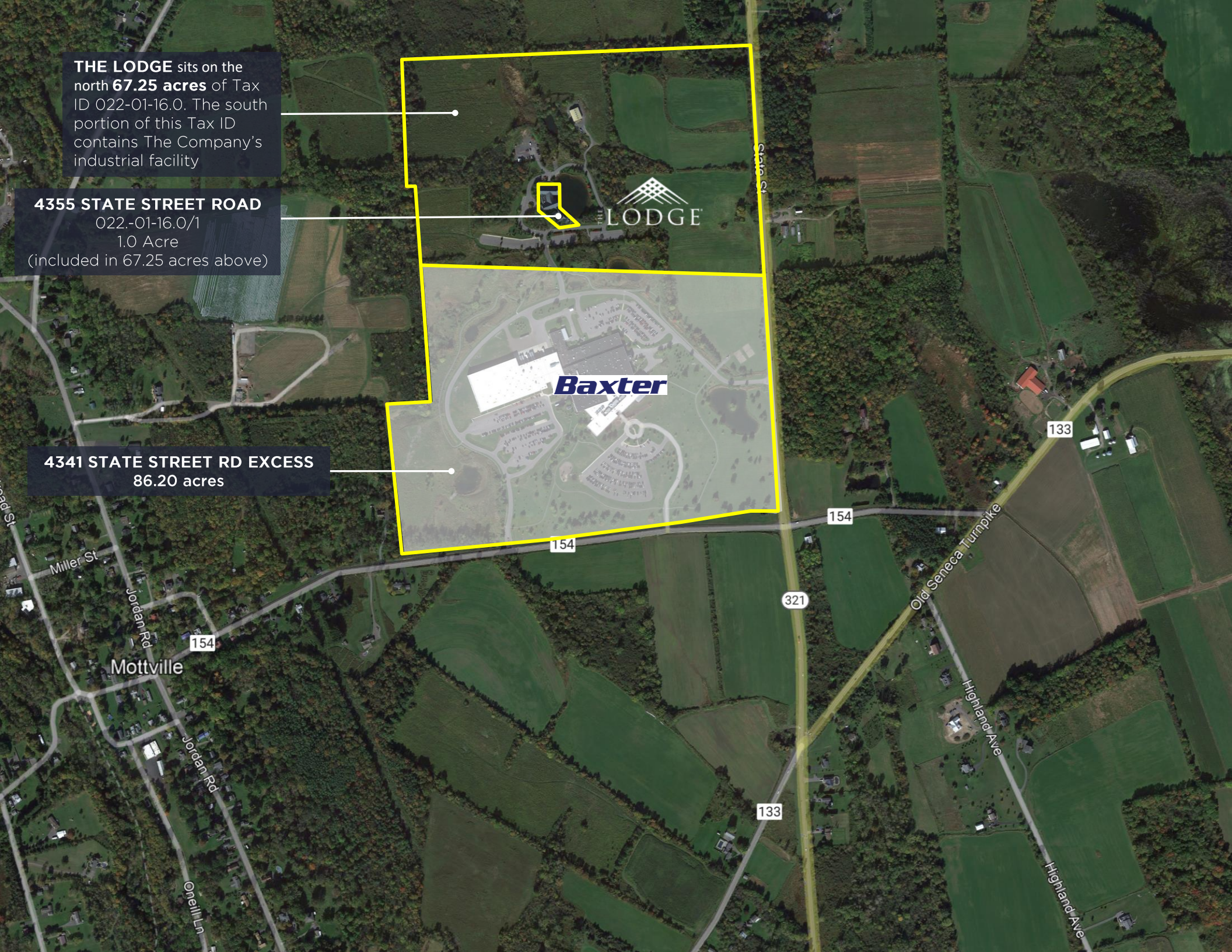
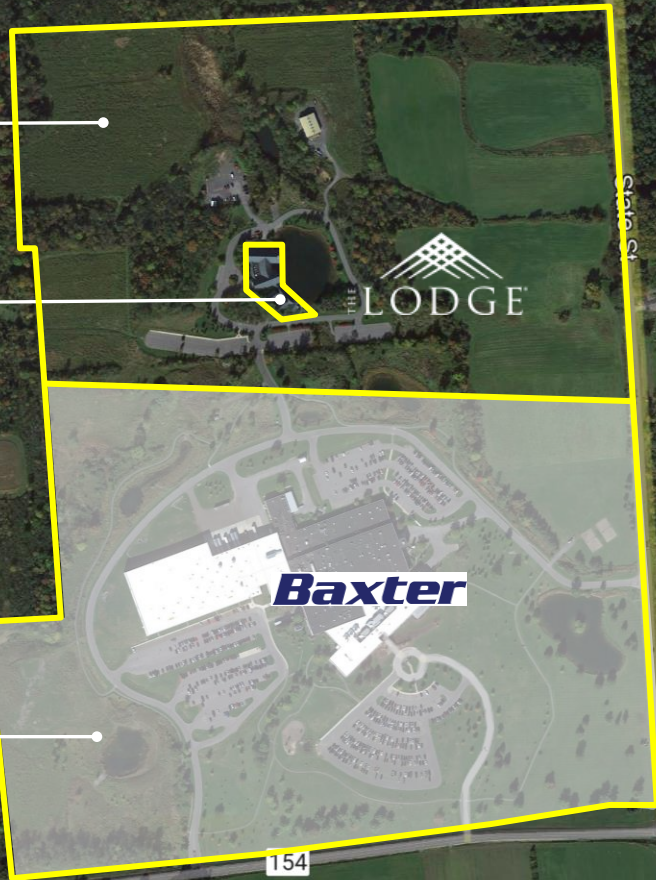
Interstate 90:	12.4 Miles
Interstate 81:	20.3 Miles

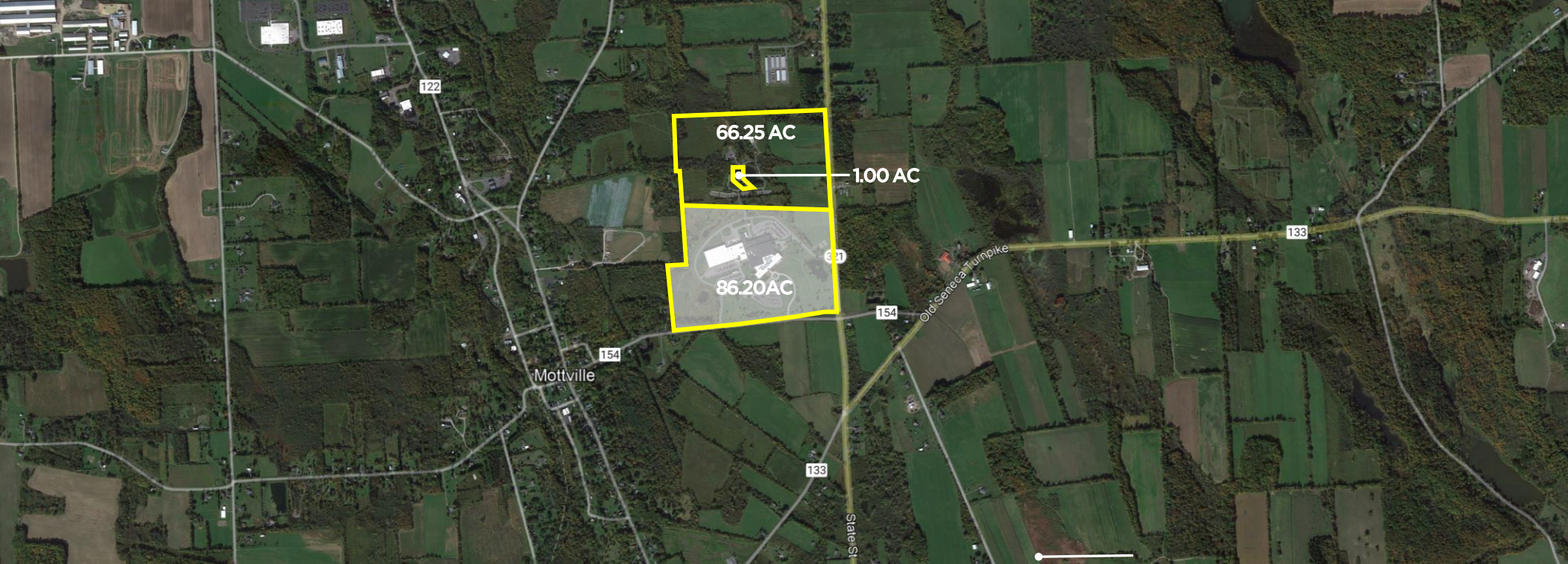


**THE LODGE** sits on the north **67.25 acres** of Tax ID 022-01-16.0. The south portion of this Tax ID contains The Company's industrial facility

**4355 STATE STREET ROAD**  
022.-01-16.0/1  
1.0 Acre  
(included in 67.25 acres above)

**4341 STATE STREET RD EXCESS**  
86.20 acres





## TAX PARCEL ID

TAX ID	ADDRESS/PARCEL NAME	ACRES
022.-01-16.0/1	4355 State Street Road	1.00
022.-01-16.0	4341 State Street Road	66.25
022.-01-16.0	4341 State Street Road Excess (Not Included in Offering)	86.20
<b>Totals</b>		<b>67.25</b>



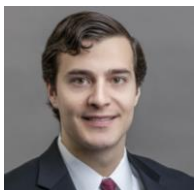
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