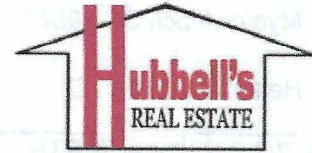


Property Listing Number **8455**



157 Main Street
Cooperstown, NY 13326

www.hubbellsrealestate.com
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(607) 547-5740 / Business

Location	Corner of Rt. 80 & Public Landing Road	PRICE	\$65,000
Village/Area:	Springfield Center	Township	Springfield
		Lot Size	42x165
School District	Cherry Valley/Spr.	Tax Map #	41.06-1-10
		Acres:	0.14
Assessed Value:	\$42,500.00	Total Taxes:	\$1,008.00
		Deed Ref	L 1003, p 148

ROOMS:	Bedrooms	0	Baths	2	Kitchen:	LR:	1st Floor-3,100 sq.ft / 15' ceilings
			new			DR:	2nd floor-3,100 sq.ft./ 12' ceilings
						Den:	
						Other:	
# Fireplace:		Closets:					

CONSTRUCTION:	Design/Style:	Masonic Lodge / Comm	Siding:	clap brd	Color:	yellow
Foundation	rebuilt / stone	Insulation		Roof	metal, new 06'	
Floor, cellar	dirt	Porches		Aprx Age	1903	
Floor, inside	hardwood	Condition:	good	Sq. Ft.	7-10,000'	

YARD: Large corner lot, good visibility.

Other Buildings: no Garage no Driveway:

EQUIPMENT: Heat new wood furnace Heat Cost: Electric: 200 CB

Water: drilled well Water Heater: electric-on demand Plumbing: Copper

Sewer: septic Remains:

REMARKS: Property zoned commercial for all uses. 2nd floor zoned for residential. This is a truly wonderful building in excellent shape. First floor was a theater with stage and balcony. Ideal for restaurant, wedding receptions, theater productions etc. The possibilities are endless.

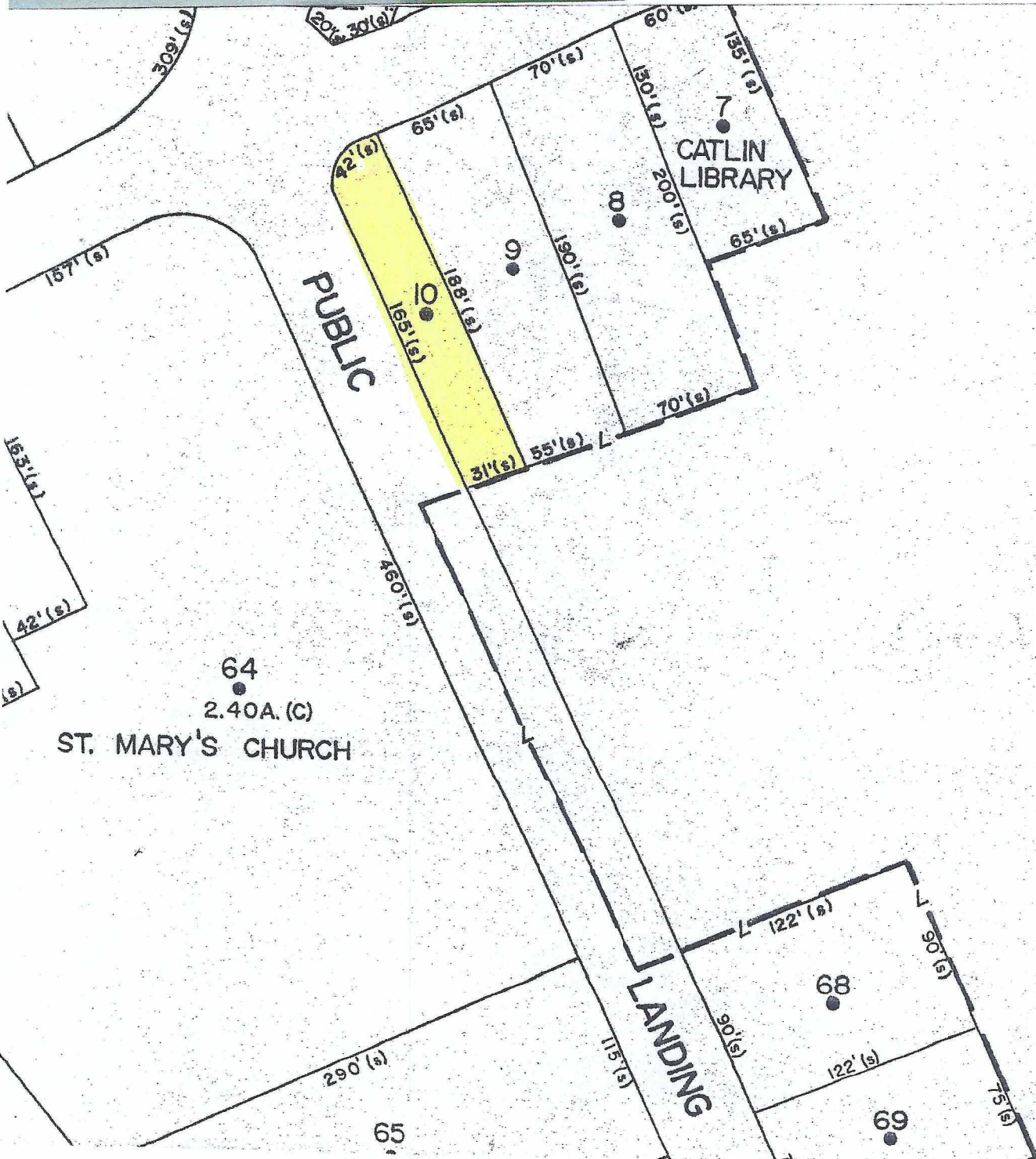
This information is believed accurate. but not guaranteed.

Springfield Center

8455



Near the Opera and Otsego Lake, this very interesting commercial building offers possibilities limited only by one's imagination. On a large corner lot, with good parking and road visibility, this former Community Center offers 7-10,000 square feet of possible space. With many original features intact, including wains-cotting, wood floors and a main floor stage.



41-06-1-10