

FOR LEASE

409 Court Street, Utica, New York



COMMERCIAL REAL ESTATE SALES | LEASING | CONSULTING | DEVELOPMENT | MANAGEMENT



PROPERTY HIGHLIGHTS

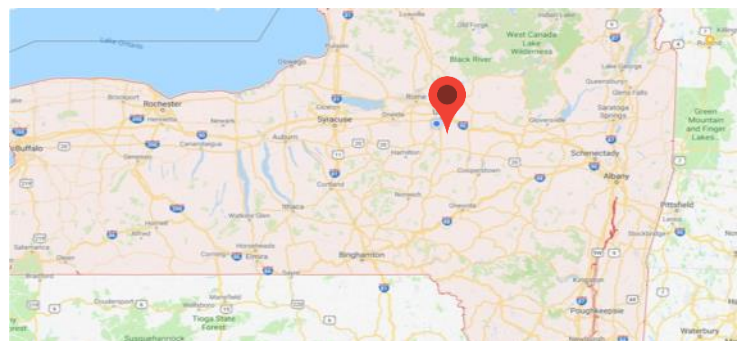
8,795 +/- office space available in Downtown Utica. Located within close proximity to City, County and State Office buildings. Easy access to Route 12 and NYS Thruway. On-site parking.

KEY FEATURES

- ❑ Located in Downtown Utica
- ❑ On-Site Parking
- ❑ Easy access to Route 12 & NYS Thruway



Carole L. Iseneker
Licensed Real Estate Salesperson
315.736.1555 x305
carole@PaviaRealEstate.com



5 Oxford Road
New Hartford, New York 13413

151 Northern Concourse
Syracuse, New York 13221

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Address:	409 Court Street	Cross Street:	Cornelia Street
City:	Utica	Roof Type:	Foam/Rubber
State:	New York	Zoning:	COM 1
Zip:	13502	FMV/Total Assessment:	\$409,722.00/\$295,000.00
County:	Oneida	RE Taxes:	Included in rent
Tax ID:	318.41-2-42	CAM:	Included in rent
Lease Type:	Net of Utilities	Space is Currently:	Occupied
Lease Price:	\$11.00 SF	No. of Floors:	2
Sale Price:	N/A	Bldg. Total SF:	12,282 +/-
Year Built:	1940 +/-	Available SF:	8,795 +/- (1st floor)
Parking Spaces:	52 +/-	Retail:	N/A
Land Size/Dimensions:	125' x 220'	Office:	8,795 +/-
Electricity/Amps:	400 amp	Warehouse:	N/A
Gas Type:	Natural	Other:	Garage/Storage available
HVAC:	Gas	Loading Facilities:	N/A
Elevator:	N/A	Ceiling Height:	9' +/-
Sprinkler:	N/A	Traffic Count:	N/A
Water:	Public	Sewer:	Public



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