

FOR SALE

305 Erie Blvd. W., Rome, New York



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



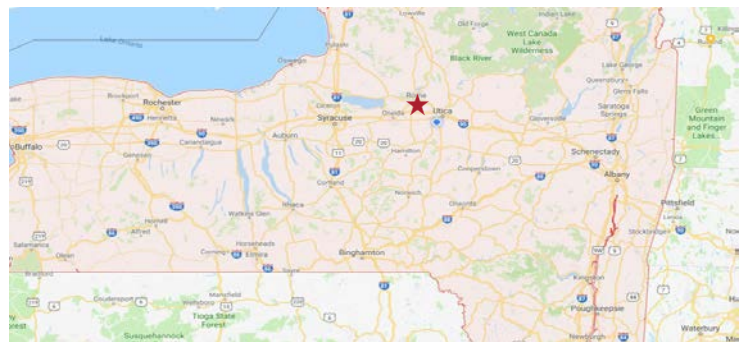
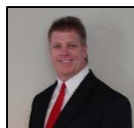
PROPERTY HIGHLIGHTS

Multi use building on busy Erie Blvd. West. Centrally located with excellent exposure. Adaptable for retail, service or office. Adjacent property is also available for sale for a combined 1.2 +/- acres on this high traffic corridor.

KEY FEATURES

- ❑ Multi-use building
- ❑ Centrally located

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5 Oxford Road
New Hartford, New York 13413

151 Northern Concourse
Syracuse, New York 13221

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All information furnished, regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, change of price, rental or conditions prior sale, lease or financing or withdrawal without notice

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DEMOGRAPHICS	3 MILE	5 MILE	10 MILE
Population	28,597	36,614	74,353
Households	11,408	14,638	28,340
Average HH Income	\$57,497	\$61,956	\$70,124
Daytime Population	32,345	37,495	75,594



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Address:	305 Erie Blvd. W.	Cross Street:	South George
City:	Rome	Roof Type:	Rubber
State:	New York	Zoning:	C3 General Business
Zip:	13440	FMV/Total Assessment:	\$347,361.00/\$260,000.00
County:	Oneida	RE Taxes:	\$15,614.00
Tax ID:	242.049-0001-043	CAM:	N/A
Lease Type:	N/A	Space is Currently:	Vacant
Lease Price:	N/A	No. of Floors:	1
Sale Price:	\$289,000.00	Bldg. Total SF:	11,232 +/-
Year Built:	1950	Available SF:	11,232 +/-
Parking Spaces:	TBD	Retail:	3,000 +/-
Land Size/Dimensions:	.5 +/- Acres	Office:	500 +/-
Electricity/Amps:	Yes	Warehouse:	7,500 +/-
Gas Type:	Natural Gas	Other:	N/A
HVAC:	Yes Storefront	Loading Facilities:	10 x 12 door at Grade
Elevator:	N/A	Ceiling Height:	8.5-11'
Sprinkler:	No	Traffic Count:	27,329
Water:	Public	Sewer:	Public



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