

# FOR SALE

325 Erie Blvd. W., Rome, New York



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



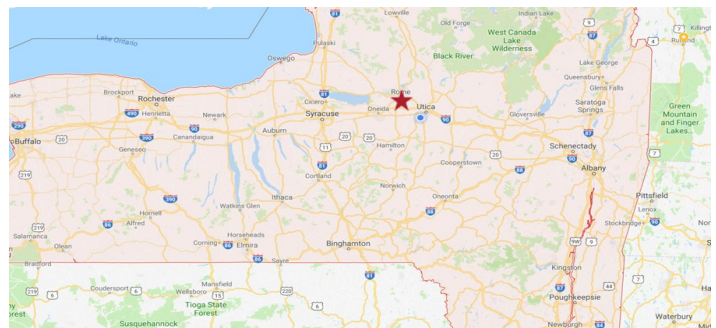
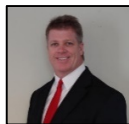
## PROPERTY HIGHLIGHTS

Multi use building on Erie Blvd. W. Centrally located with excellent exposure and good access from 2 streets. Adjacent property is also available for sale for a combined 1.2 +/- acres on this high traffic corridor. Currently an operating American Legion. Fixtures and pylon sign not included but available for purchase.

## KEY FEATURES

- ☐ Multi-use building
- ☐ Centrally located

Patrick V. Agen  
Licensed Associate Real Estate Broker  
315.736.1555 x 304  
[pvagen@PaviaRealEstate.com](mailto:pvagen@PaviaRealEstate.com)



5 Oxford Road  
New Hartford, New York 13413

151 Northern Concourse  
Syracuse, New York 13221

[PaviaRealEstate.com](http://PaviaRealEstate.com)

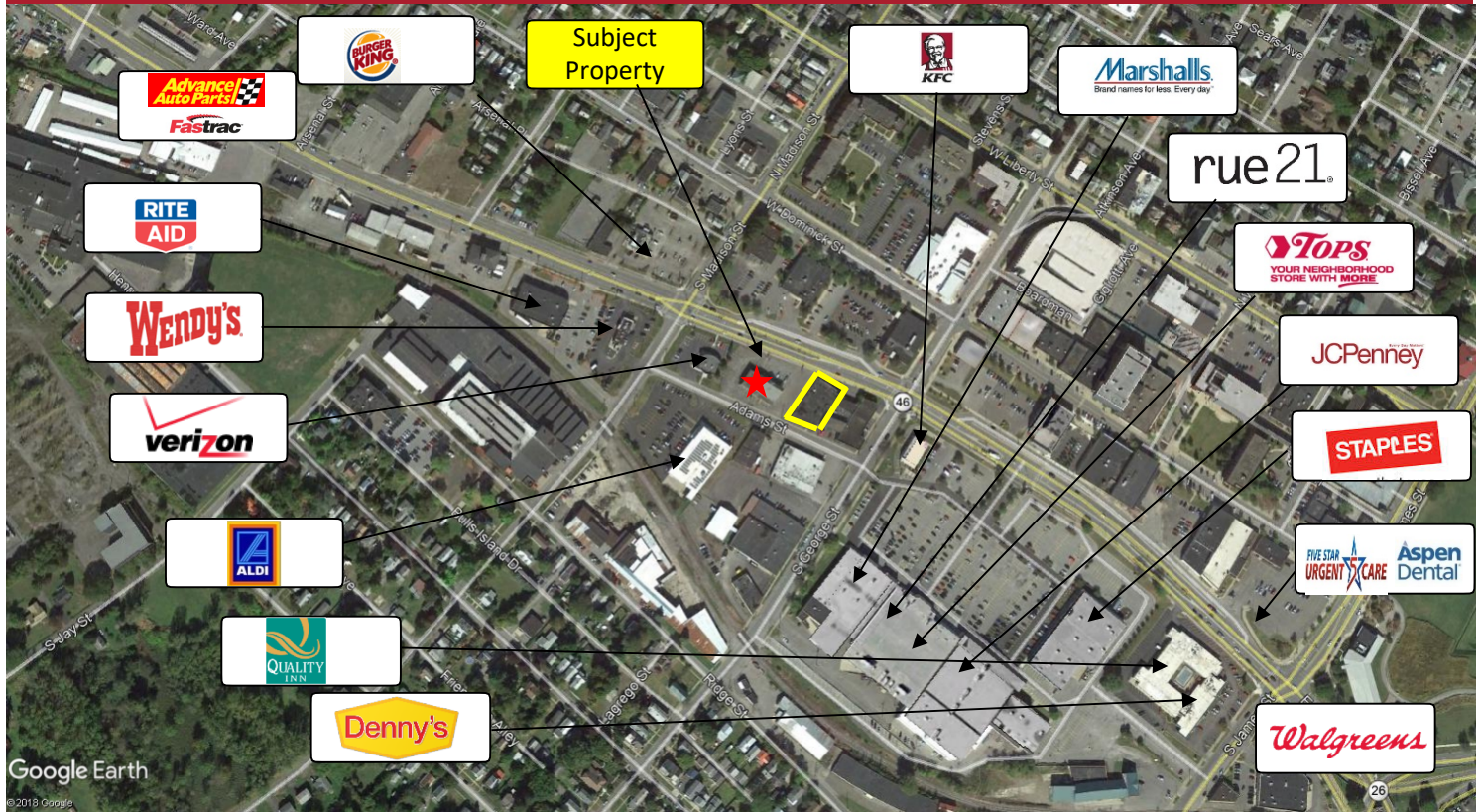
All information furnished, regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, change of price, rental or conditions prior sale, lease or financing or withdrawal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

# FOR SALE

325 Erie Blvd. W., Rome, New York



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



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



Pavia Real Estate Services  
5 Oxford Road | New Hartford, NY 13413

Patrick V. Agen, Licensed Real Estate Assoc. Broker  
315.736.1555 x304  
[pvagen@PaviaRealEstate.com](mailto:pvagen@PaviaRealEstate.com)

[PaviaRealEstate.com](http://PaviaRealEstate.com)

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

# FOR SALE

325 Erie Blvd. W., Rome, New York



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

<b>Address:</b>	<b>325 Erie Blvd. W.</b>	<b>Cross Street:</b>	<b>South George</b>
<b>City:</b>	<b>Rome</b>	<b>Roof Type:</b>	<b>Slope/Flat</b>
<b>State:</b>	<b>New York</b>	<b>Zoning:</b>	<b>C3 General Business</b>
<b>Zip:</b>	<b>13440</b>	<b>FMV/Total Assessment:</b>	<b>\$420,842.00/\$315,000.00</b>
<b>County:</b>	<b>Oneida</b>	<b>RE Taxes:</b>	<b>TBD</b>
<b>Tax ID:</b>	<b>242.049-0001-044</b>	<b>CAM:</b>	<b>N/A</b>
<b>Lease Type:</b>	<b>TBD</b>	<b>Space is Currently:</b>	<b>Owner Occupied</b>
<b>Lease Price:</b>	<b>TBD</b>	<b>No. of Floors:</b>	<b>2</b>
<b>Sale Price:</b>	<b>\$350,000.00</b>	<b>Bldg. Total SF:</b>	<b>7,400 +/-</b>
<b>Year Built:</b>	<b>1960</b>	<b>Available SF:</b>	<b>7,400 +/-</b>
<b>Parking Spaces:</b>	<b>51 +/-</b>	<b>Retail:</b>	<b>6,706 +/-</b>
<b>Land Size/Dimensions:</b>	<b>.70 +/- Acres</b>	<b>Office:</b>	<b>144 +/-</b>
<b>Electricity/Amps:</b>	<b>TBD</b>	<b>Warehouse:</b>	<b>936 +/-</b>
<b>Gas Type:</b>	<b>Natural Gas</b>	<b>Other:</b>	<b>N/A</b>
<b>HVAC:</b>	<b>2 Units</b>	<b>Loading Facilities:</b>	<b>N/A</b>
<b>Elevator:</b>	<b>No</b>	<b>Ceiling Height:</b>	<b>N/A</b>
<b>Sprinkler:</b>	<b>Partially</b>	<b>Traffic Count:</b>	<b>27,329</b>
<b>Water:</b>	<b>Public</b>	<b>Sewer:</b>	<b>Public</b>



5 Oxford Road  
New Hartford, New York 13413

151 Northern Concourse  
Syracuse, New York 13221

PaviaRealEstate.com

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