

FOR SALE OR LEASE

2046 Genesee Street, Utica, New York



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



PROPERTY HIGHLIGHTS

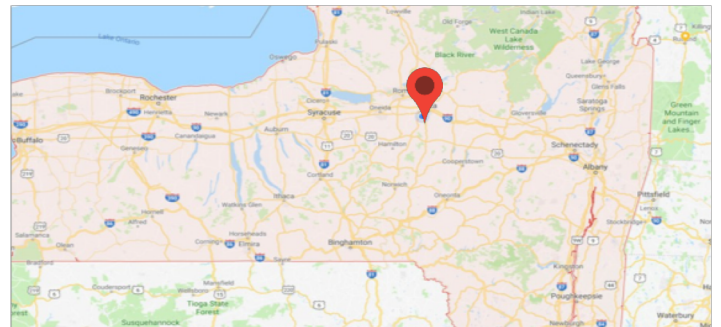
South Utica property for sale as investment or owner occupied.
First floor consisting of 1,000 +/- SF is currently available for lease.
Second floor is a 1 bedroom, 1 bathroom apartment, approximately 900 +/- SF.

KEY FEATURES

- Close proximity to area hospitals
- Easy access to Downtown Utica
- Highly visible



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Address:	2046 Genesee Street	Cross Street:	Carlile Ave.
City:	Utica	Roof Type:	Pitched
State:	New York	Zoning:	O-A
Zip:	13502	FMV/Total Assessment:	\$106,250.00/ \$76,500.00
County:	Oneida	RE Taxes:	\$4,896.00
Tax ID:	330.21-1-53	CAM:	See Above
Lease Type:	Gross	Space is Currently:	Vacant
Lease Price:	\$1,000.00	No. of Floors:	2
Sale Price:	\$169,000.00	Bldg. Total SF:	1,950 +/-
Year Built:	1960	Available SF:	1,000-1,950 +/-
Parking Spaces:	5 + Street	Retail:	N/A
Land Size/Dimensions:	55' x 120'	Office:	1,000-1,950 +/-
Electricity/Amps:	Single Phase	Warehouse:	N/A
Gas Type:	Natural Gas	Other:	N/A
HVAC:	Yes	Loading Facilities:	N/A
Elevator:	No	Ceiling Height:	N/A
Sprinkler:	No	Traffic Count:	N/A
Water:	Public	Sewer:	Public



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