FOR SALE OR LEASE

PAVIA Real estate services

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



Brian D. Snow Licensed Associate Real Estate Broker 315.736.1555 x 302 <u>bsnow@PaviaRealEstate.com</u>





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

FOR SALE OR LEASE

Address:

2046 Genesee Street, Utica, New York



PaviaRealEstate.com

Carlile Ave.

City:	Utica	Roof Type:	Pitched
State:	New York	Zoning:	0-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:	Νο	Traffic Count:	N/A
Water:	Public	Sewer:	Public

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

Cross Street:

2046 Genesee Street



5 Oxford Road New Hartford, New York 13413

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

151 Northern Concourse

Syracuse, New York 13221