

FOR SALE OR LEASE

184 N. Genesee Street, Utica, New York



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



PROPERTY HIGHLIGHTS

Retail building available with high traffic and visibility. On-site parking.

KEY FEATURES

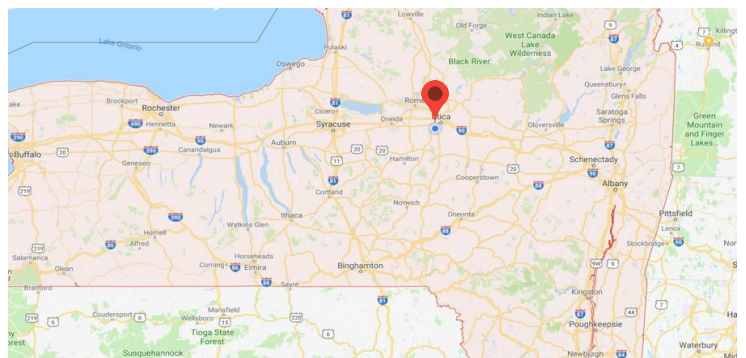
- New Construction
- Located Along Retail Corridor
- AADT= 26,294



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5 Oxford Road
New Hartford, New York 13413

151 Northern Concourse
Syracuse, New York 13221

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Demographics	3 Miles	5 miles	10 Miles
Population	67,692	99,325	146,182
Households	26,274	40,164	57,826
Avg. HH Income	\$49,957	\$62,619	\$69,026
Daytime Population	78,240	112,946	157,367



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Address:	184 N. Genesee Street	Cross Street:	Wurz Ave.
City:	Utica	Roof Type:	Flat
State:	New York	Zoning:	Community Commercial
Zip:	13502	FMV/Total Assessment:	\$458,333.00/\$330,000.00
County:	Oneida	RE Taxes:	\$ 6.03 SF
Tax ID:	319.5-1-6	CAM:	Included
Lease Type:	Net of Utilities	Space is Currently:	Vacant
Lease Price:	\$ 18.00 SF	No. of Floors:	1
Sale Price:	\$ 549,000.00	Bldg. Total SF:	3,009 +/-
Year Built:	2008	Available SF:	3,009 +/-
Parking Spaces:	20 +/-	Retail:	3,009 +/-
Land Size/Dimensions:	.45 +/- Acres	Office:	N/A
Electricity/Amps:	Yes	Warehouse:	N/A
Gas Type:	Natural Gas	Other:	N/A
HVAC:	Yes	Loading Facilities:	N/A
Elevator:	N/A	Ceiling Height:	N/A
Sprinkler:	Yes	Traffic Count:	26,294
Water:	Public	Sewer:	Public



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