

# FOR SALE OR LEASE

310 East Chestnut Street, Rome, New York



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



## PROPERTY HIGHLIGHTS

This office complex is located on a very busy retail corridor at the entrance to the Griffiss Business Park. Roofing and heating upgrades have been made in the last few years. Within walking distance to the Mohawk Acres Shopping Center and Rome Hospital.

## KEY FEATURES

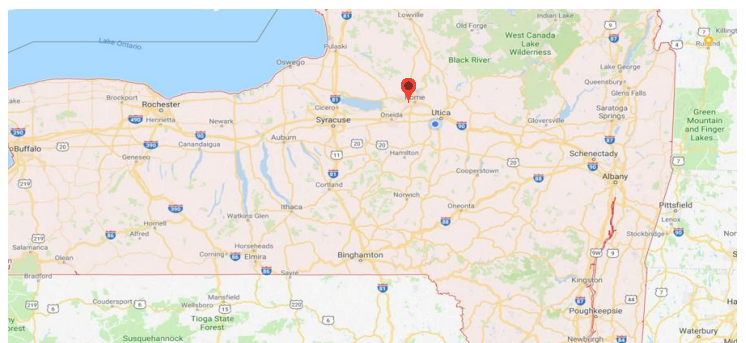
- Busy Retail Corridor
- Walking distance to Mohawk Acres Shopping Center and Rome Hospital



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5 Oxford Road  
New Hartford, New York 13413

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<b>Address:</b>	<b>310 East Chestnut Street</b>	<b>Cross Street:</b>	<b>Black River Blvd.</b>
<b>City:</b>	<b>Rome</b>	<b>Roof Type:</b>	<b>Asphalt Shingle</b>
<b>State:</b>	<b>New York</b>	<b>Zoning:</b>	<b>C3 General Commercial</b>
<b>Zip:</b>	<b>13440</b>	<b>FMV/Total Assessment:</b>	<b>\$312,693.00/ \$232,800.00</b>
<b>County:</b>	<b>Oneida</b>	<b>RE Taxes:</b>	<b>Base Year Included</b>
<b>Tax ID:</b>	<b>224.013-0002-002</b>	<b>CAM:</b>	<b>Base Year Included</b>
<b>Lease Type:</b>	<b>Gross</b>	<b>Space is Currently:</b>	<b>Vacant</b>
<b>Lease Price:</b>	<b>\$ 12.00 SF</b>	<b>No. of Floors:</b>	<b>1</b>
<b>Sale Price:</b>	<b>\$ 249,900.00</b>	<b>Bldg. Total SF:</b>	<b>6,610 +/- SF</b>
<b>Year Built:</b>	<b>1959</b>	<b>Available SF:</b>	<b>6,610 +/- SF</b>
<b>Parking Spaces:</b>	<b>35 +/-</b>	<b>Retail:</b>	<b>3,305 +/- SF</b>
<b>Land Size/Dimensions:</b>	<b>.79 +/- Acres</b>	<b>Office:</b>	<b>3,305 +/- SF</b>
<b>Electricity/Amps:</b>	<b>3 Phase/400</b>	<b>Warehouse:</b>	<b>N/A</b>
<b>Gas Type:</b>	<b>Natural Gas</b>	<b>Other:</b>	<b>N/A</b>
<b>HVAC:</b>	<b>Gas Forced Air</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>No</b>	<b>Traffic Count:</b>	<b>14,831 +/- Cars Daily</b>
<b>Water:</b>	<b>Public</b>	<b>Sewer:</b>	<b>Public</b>



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