

# FOR LEASE

7901 Ridge Mills Road, Rome, New York



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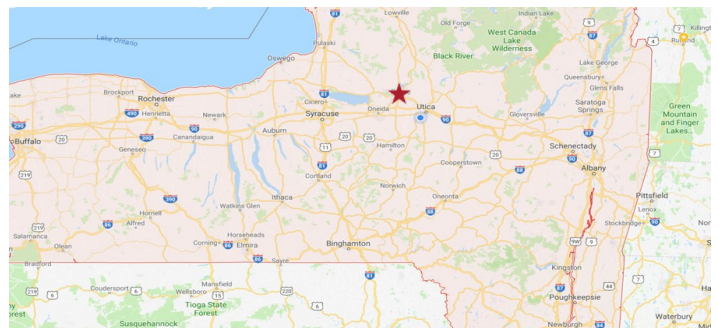
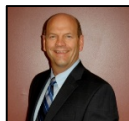
## PROPERTY HIGHLIGHTS

2,200 +/- SF within the Ridge Mills Medical Center. The space consists of 7 exam rooms, 2 offices and 1 business office, which can be easily converted to an additional exam room. Shared reception that can be made private if necessary, along with 2 patient bathrooms, 2 employee bathrooms, storage and maintenance room.

## KEY FEATURES

- 2,200 +/- SF
- 7 Exam Rooms
- On-site Parking

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5 Oxford Road  
New Hartford, New York 13413

151 Northern Concourse  
Syracuse, New York 13221

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<b>Address:</b>	<b>7901 Ridge Mills Road</b>	<b>Cross Street:</b>	<b>Black River Boulevard</b>
<b>City:</b>	<b>Rome</b>	<b>Roof Type:</b>	<b>Asphalt</b>
<b>State:</b>	<b>New York</b>	<b>Zoning:</b>	<b>C2 Commerical</b>
<b>Zip:</b>	<b>13440</b>	<b>FMV/Total Assessment:</b>	<b>\$436,535.00/ \$325,000.00</b>
<b>County:</b>	<b>Oneida</b>	<b>RE Taxes:</b>	<b>Included</b>
<b>Tax ID:</b>	<b>224.005-0001-031</b>	<b>CAM:</b>	<b>Included</b>
<b>Lease Type:</b>	<b>Gross</b>	<b>Space is Currently:</b>	<b>Vacant</b>
<b>Lease Price:</b>	<b>\$2,600.00</b>	<b>No. of Floors:</b>	<b>1</b>
<b>Sale Price:</b>	<b>N/A</b>	<b>Bldg. Total SF:</b>	<b>7,311 +/-</b>
<b>Year Built:</b>	<b>1989</b>	<b>Available SF:</b>	<b>2,200 +/-</b>
<b>Parking Spaces:</b>	<b>25 +/-</b>	<b>Retail:</b>	<b>N/A</b>
<b>Land Size/Dimensions:</b>	<b>2.28 +/- Acres</b>	<b>Office:</b>	<b>2,200 +/-</b>
<b>Electricity/Amps:</b>	<b>200 Amp +/-</b>	<b>Warehouse:</b>	<b>N/A</b>
<b>Gas Type:</b>	<b>Natural</b>	<b>Other:</b>	<b>N/A</b>
<b>HVAC:</b>	<b>GFA</b>	<b>Loading Facilities:</b>	<b>N/A</b>
<b>Elevator:</b>	<b>N/A</b>	<b>Ceiling Height:</b>	<b>Varies</b>
<b>Sprinkler:</b>	<b>N/A</b>	<b>Traffic Count:</b>	<b>13,607</b>
<b>Water:</b>	<b>Public Installed</b>	<b>Sewer:</b>	<b>Public Installed</b>



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