

# FOR SALE OR LEASE

1624 Genesee Street, Utica, New York



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



## PROPERTY HIGHLIGHTS

5,416 +/- SF office available on 2 floors with elevator. Former Medical office and currently a Law office. Corner location with on-site and street parking.

## KEY FEATURES

- ❑ 2 floors with elevator
- ❑ On-site parking



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5 Oxford Road  
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<b>Address:</b>	<b>1624 Genesee Street</b>	<b>Cross Street:</b>	<b>Sherman Place</b>
<b>City:</b>	<b>Utica</b>	<b>Roof Type:</b>	<b>Pitched</b>
<b>State:</b>	<b>New York</b>	<b>Zoning:</b>	<b>COM 1</b>
<b>Zip:</b>	<b>13501</b>	<b>FMV/Total Assessment:</b>	<b>\$297,059.00/ \$202,000.00</b>
<b>County:</b>	<b>Oneida</b>	<b>RE Taxes:</b>	<b>\$12,796 +/-</b>
<b>Tax ID:</b>	<b>318.70-3-13/318.70-3-16</b>	<b>CAM:</b>	<b>N/A</b>
<b>Lease Type:</b>	<b>Gross</b>	<b>Space is Currently:</b>	<b>Occupied</b>
<b>Lease Price:</b>	<b>\$10.00</b>	<b>No. of Floors:</b>	<b>2</b>
<b>Sale Price:</b>	<b>\$325,000.00</b>	<b>Bldg. Total SF:</b>	<b>5,416 +/-</b>
<b>Year Built:</b>	<b>1975</b>	<b>Available SF:</b>	<b>5,416 +/-</b>
<b>Parking Spaces:</b>	<b>14 +/-</b>	<b>Retail:</b>	<b>N/A</b>
<b>Land Size/Dimensions:</b>	<b>.23 +/- Acres</b>	<b>Office:</b>	<b>5,416 +/-</b>
<b>Electricity/Amps:</b>	<b>TBD</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>Yes</b>	<b>Loading Facilities:</b>	<b>N/A</b>
<b>Elevator:</b>	<b>Yes</b>	<b>Ceiling Height:</b>	<b>N/A</b>
<b>Sprinkler:</b>	<b>Yes</b>	<b>Traffic Count:</b>	<b>N/A</b>
<b>Water:</b>	<b>Comm/Public</b>	<b>Sewer:</b>	<b>Comm/Public</b>



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