

# FOR SALE

1008 Cornelia Street, Utica, New York



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

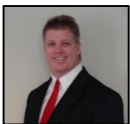


## PROPERTY HIGHLIGHTS

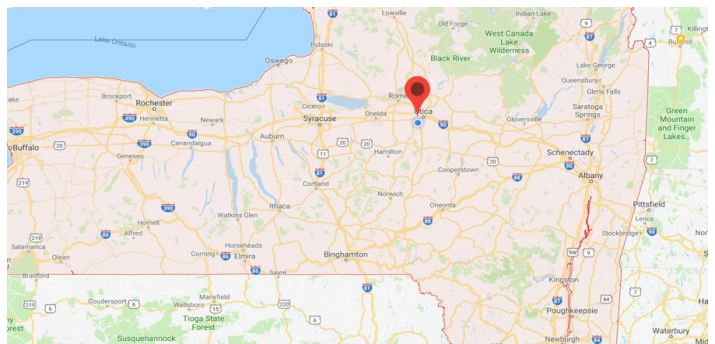
6,434 +/- SF office building for sale in Downtown Utica. The subject property is minutes away from State and County buildings, as well as the proposed hospital. Includes 40 +/- parking spaces, alarm system and a variety of office spaces.

## KEY FEATURES

- ❑ 6,423 +/- SF
- ❑ On-Site Parking
- ❑ Replaced Windows



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5 Oxford Road  
New Hartford, New York 13413

151 Northern Concourse  
Syracuse, New York 13221

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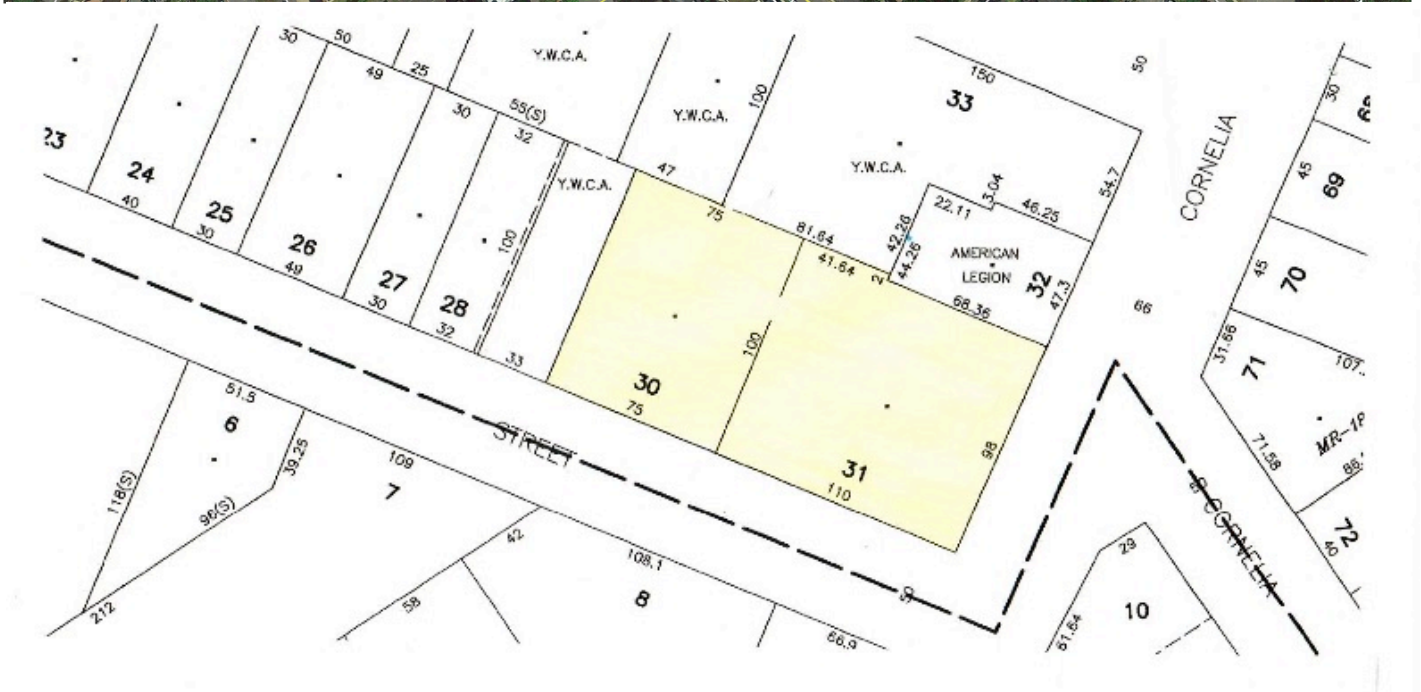
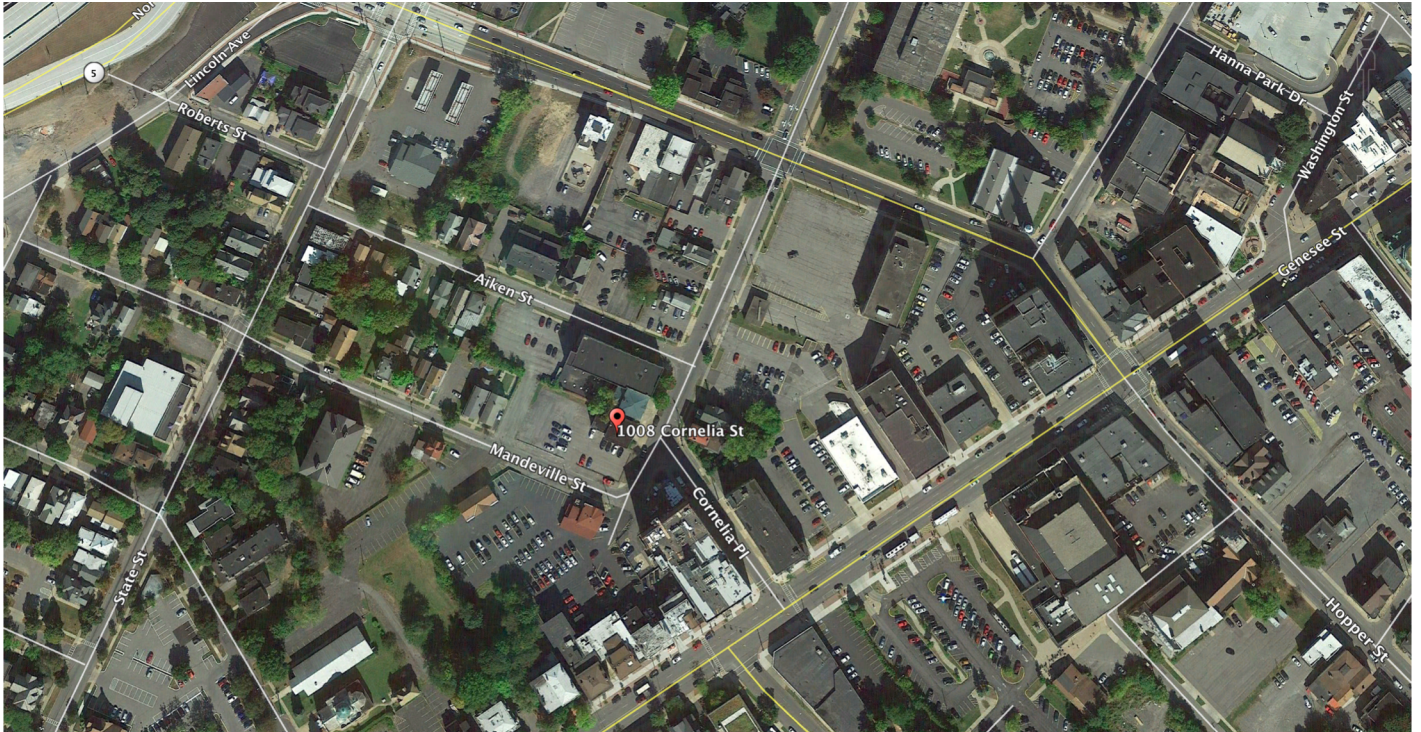


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Address:	1008 Cornelia Street	Cross Street:	Genesee St & Mandeville
City:	Utica	Roof Type:	Sloped
State:	NY	Zoning:	Central Business District
Zip:	13502	FMV/Total Assessment:	\$111,118.00/\$75,200.00
County:	Oneida	RE Taxes:	\$4,765.00
Tax ID:	318.49-2-31, 30./1 & 30./2	CAM:	N/A
Lease Type:	N/A	Space is Currently:	Vacant
Lease Price:	N/A	No. of Floors:	3
Sale Price:	\$179,000.00	Bldg. Total SF:	6,432 +/-
Year Built:	1960	Available SF:	6,342 +/-
Parking Spaces:	46+/-	Retail:	N/A
Land Size/Dimensions:	.4 Acre/98' x 185'	Office:	6,432 +/-
Electricity/Amps:	100 Amp	Warehouse:	N/A
Gas Type:	Natural	Other:	N/A
HVAC:	No	Loading Facilities:	No
Elevator:	No	Ceiling Height:	10'
Sprinkler:	No	Traffic Count:	N/A
Water:	Public	Sewer:	Public



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