

FOR SALE

728, 730, & 732 Columbia Street, Utica, New York



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



PROPERTY HIGHLIGHTS

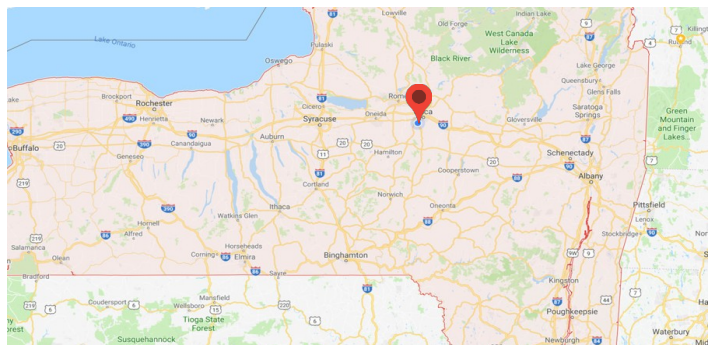
The former Griff's Bar & Grill is immediately available. The first floor bar has been mostly remodeled and includes some equipment. Operating sprinkler system throughout the building. Second and third floors are ready for remodeling into rentable rooms or unique apartments in the Brewery District. Kitchen has an exhaust hood. Also includes an additional side lot for outside features, such as deck or expansions.

KEY FEATURES

- 7,572 +/- SF Available
- Remodeled First Floor
- Room for Expansion



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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	75,493	108,688	147,880
Households	29,816	42,973	57,693
Median HH Income	\$36,138	\$43,740	\$49,437
Daytime Population	88,499	122,346	157,963



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Address:	728, 730, & 732 Columbia Street	Cross Street:	Varick Street
City:	Utica	Roof Type:	Rubber/Asphalt
State:	New York	Zoning:	RM- Multi Family
Zip:	13502	FMV/Total Assessment:	\$122,059.00/\$83,000.00
County:	Oneida	RE Taxes:	\$4,800.00 +/-
Tax ID:	318.33-2-39 & 318.33-2-40	CAM:	N/A
Lease Type:	N/A	Space is Currently:	Vacant
Lease Price:	N/A	No. of Floors:	3
Sale Price:	\$199,000.00 Now: \$149,000.00	Bldg. Total SF:	7,572 +/-
Year Built:	1950 +/-	Available SF:	7,572 +/-
Parking Spaces:	Street parking	Bar:	2,872 +/-
Land Size/Dimensions:	.16 +/- Acres	2 nd Floor (10 Rooms):	2,100 +/-
Electricity/Amps:	Three Phase	3 rd Floor (10 Rooms):	2,100 +/-
Gas Type:	Natural	Garage:	500 +/-
HVAC:	HWBB & GFA	Loading Facilities:	Street
Elevator:	None	Ceiling Height:	Varies
Sprinkler:	Yes	Traffic Count:	N/A
Water:	Public Installed	Sewer:	Public Installed



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