FOR SALE

200 Liberty Street, Utica, New York

PAVIA REAL ESTATE SERVICES

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

PROPERTY HIGHLIGHTS

Great re-development opportunity in Downtown Utica. Remodel into apartments with a retail option on the first floor. New electrical service and gas installed in 2019. Adjacent property also available under separate listings.

KEY FEATURES

- ❑ 1,004 ± SF rental
- ❑ 2,008 ± SF 2nd & 3rd floor
- ❑ High Traffic
- ❑ High Visibility

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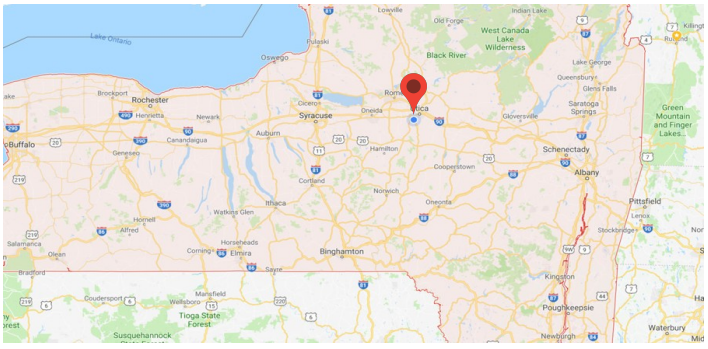

All information furnished, regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, change of price, rental or conditions prior sale, lease or financing or withdrawal without notice

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PROPERTY OVERVIEW

Legal Address:	200 Liberty Street Utica, New York 13502 Oneida County
Nearest Cross Street:	Washington Street
Tax Parcel ID:	318.43-1-50
Proximity to Highway:	1.20 ± miles from NYS Thruway &.25 ± mile from Route 5 & 12
Public Transportation Access:	Located on bus line
Parcel Size / Frontage	.03 ± acres/ 34' ± road frontage
Parking Spaces	Public/street
Year Built/ Last Renovated	1950/ N/A
Total Building Area:	3,012 ± SF
Available Space:	3,012 ± SF
HVAC:	Gas Furnace
Sprinkler System:	No
Utilities:	Public gas, sewer, water & electric
Signage:	Storefront
Ceiling Height:	Varies
Loading Facilities:	No
Zoning:	Highway Commercial (CH)
Sale Price:	$ 95,000.00
RE TAXES	$2,650.00 ±

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