

# FOR SALE | OFFICE SPACE

123 Court Street, Herkimer, New York



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



## PROPERTY HIGHLIGHTS

- ◆ 1,884 ± SF available
- ◆ 4-large offices, meeting room, large conference room & kitchenette
- ◆ Adjacent to Herkimer County Court Facility
- ◆ On-site & street parking

**READY TO MAKE A DEAL? CLICK HERE NOW!**



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## PROPERTY OVERVIEW

Legal Address:	123 Court Street Herkimer, New York 13350 Herkimer County Village of Herkimer
Nearest Cross Street:	North Washington Street
Tax Parcel ID:	113.81-5-20
Proximity to Highway:	.32 ± mile from Route 5
Public Transportation Access:	Located on bus line
Parcel Size / Frontage	.12 ± acres / 52'± road frontage
Parking Spaces	4 plus street
Year Built/ Last Renovated	1988 / 2005
Total Building Area:	1,884 ± SF
Available Space:	1,884 ± SF
HVAC:	Gas forced air
Sprinkler System:	No
Utilities:	Public gas, sewer, water & electric
Signage:	Marquee sign
Ceiling Height:	8'-14'
Loading Facilities:	N/A
Zoning:	Commercial (C)- R3 office
Sale Price:	\$ 149,000.00
Lease Rate:	N/A
Lease Type:	N/A
CAM/INS/RE TAXES	\$ 5,250.00 ±



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