

FOR SALE

613-615,619-625 Varick Street & 702-704 Cooper Street, Utica, New York



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



PROPERTY HIGHLIGHTS

- ◆ Re-development opportunity
- ◆ 7,988 ± SF available
- ◆ Property consists of one mixed use or commercial building & one single family residence
- ◆ Located in the Brewery District
- ◆ Single family home-\$10,200.00 annual income with month to month occupancy

READY TO MAKE A DEAL? CLICK HERE NOW!



John N. Jweid
Licensed Associate Real Estate Broker
315.736.1555 x301
jjweid@PaviaRealEstate.com



5 Oxford Road
New Hartford, New York 13413

151 Northern Concourse
Syracuse, New York 13212

PaviaRealEstate.com
MAIN: 315.736.1555

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PROPERTY OVERVIEW

Legal Address:	613-615, 619-625 Varick Street and 702 & 704 Cooper Street Utica, New York 13501 Oneida County City of Utica
Nearest Cross Street:	Columbia Street
Tax Parcel ID:	318.033-2-70, 318.033-2-71, 318.033-2-72, 318.033-2-73
Proximity to Highway:	.31± mile from Route 8/12
Public Transportation Access:	Located on bus line
Parcel Size / Frontage	.25 ± acres / 120 ± Varick & 165' Cooper Street road frontage
Parking Spaces	15 ± surface lot plus street
Year Built/ Last Renovated	1848, 1860 & 1950 / 2009
Total Building Area:	7,988 ± SF
Available Space:	7,988 ± SF
HVAC:	Gas Forced Air
Sprinkler System:	No
Utilities:	Public gas, sewer, water & electric
Signage:	N/A
Ceiling Height:	Varies
Loading Facilities:	N/A
Zoning:	Neighborhood Commercial
Sale Price:	\$ 279,000.00
Lease Rate:	N/A
Lease Type:	N/A
CAM/INS/RE TAXES	\$ 6,250.00 ±



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