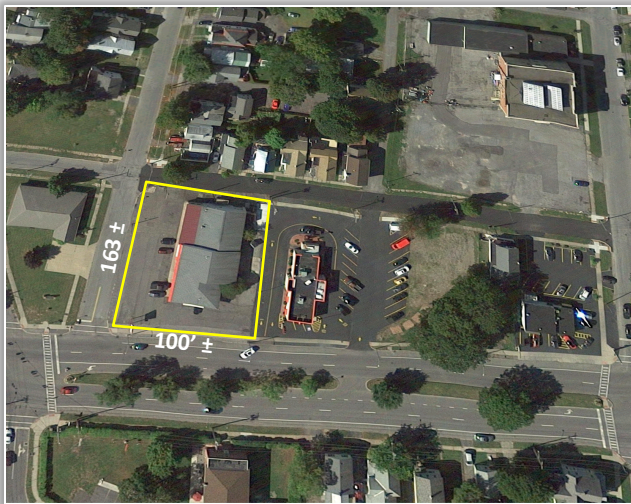


# FOR SALE OR LEASE | RESTAURANT SPACE

401 Black River Blvd., Rome, New York



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



## PROPERTY HIGHLIGHTS

- ◆ Located on busy retail corridor
- ◆ Partially equipped pizzeria or re-development site
- ◆ Additional 1,200 ± SF space available for additional income
- ◆ One stall garage with 12' ± ceilings
- ◆ 15,015 ± vehicles per day
- ◆ Corner location

[READY TO MAKE A DEAL? CLICK HERE NOW!](#)



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## PROPERTY OVERVIEW

Common Name:	Former Parma's Pizzeria
Legal Address:	401 Black River Blvd Rome, New York 13440 Oneida County City of Rome
Nearest Cross Street:	East Embargo Street
Tax Parcel ID:	242.051-0002-005 & 242.051-0002-004
Proximity to Highway:	.45 ± mile from Routes 49 & 69
Public Transportation Access:	Located on bus line
Parcel Size / Frontage	.33 ± acres / 128' ± road frontage
Parking Spaces	30 ± surface lot
Year Built/ Last Renovated	1972 / 2013
Total Building Area:	6,405 ± SF
Available Space:	1,200 ± SF storefront, 3,205 ± restaurant, 2,000 ± SF garage
HVAC:	Gas Forced Air
Sprinkler System:	No
Utilities:	Public gas, sewer, water & electric
Signage:	Storefront / Pylon
Ceiling Height:	10' ± in retail / 12-14' ± in other spaces
Loading Facilities:	1 overhead door
Zoning:	Commercial (C2)
Sale Price:	\$ 549,000.00
Lease Rate:	\$ 4,500.00
Lease Type:	Plus utilities, snow removal and maintenance
CAM & INS/RE TAXES	TBD / \$ 8,900.00 ±



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