

# FOR LEASE | RETAIL SPACE

75 Oriskany Boulevard, Yorkville, New York



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



## PROPERTY HIGHLIGHTS

- ◆ 3,200 ± SF retail or office space available
- ◆ Co-tenancy with United States Postal Service
- ◆ 23,920 ± vehicles per day
- ◆ High traffic
- ◆ High visibility
- ◆ Tenant improvement allowance negotiable

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



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## PROPERTY OVERVIEW

Legal Address:	75 Oriskany Blvd Yorkville, New York 13495 Oneida County Village of Yorkville
Nearest Cross Street:	Myers Avenue
Tax Parcel ID:	305.020-3-2
Proximity to Highway:	.50 ± mile from Routes 5 & 69
Public Transportation Access:	Yes
Parcel Size / Frontage:	.72 ± acres / 128 ' ± road frontage
Parking Spaces:	25 ± surface lot, shared with the Post Office
Year Built:	1970
Total Building Area:	6,600 ± SF
Available Space:	3,200 ± SF endcap
HVAC:	Rooftop units- Gas forced air
Sprinkler System:	No
Utilities:	Public gas, sewer, water & electric
Signage:	Storefront / pylon possible
Ceiling Height:	10' ±
Loading Facilities:	1- man door
Zoning:	Commercial (C-1)
Sale Price:	N/A
Lease Rate:	\$ 6.00 SF As-IS
Lease Type:	N-N-N
CAM/INS/RE TAXES	TBD



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