

# FOR SALE OR LEASE | OFFICE SPACE

417-419 N. Main Street, Herkimer, New York



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



## PROPERTY HIGHLIGHTS

Available Space: 4,536 ± SF

Parcel Size: .45 ± acres / 100'± road frontage

Parking Spaces: 15 ±

Sprinkler: No

Zoning: Commercial (C)- Office

Tax Parcel ID: 1132.81-6-5

Sale Price: ~~\$210,000.00~~ **PRICE REDUCED! NOW** \$189,000.00

Lease Price | Type: \$10.00 SF | NNN

CAM/INS/Taxes: \$2.55 ± SF Taxes, CAM & INS Tenant responsibility

**Comments:** Former medical office in downtown location. Walking distance to the Municipal and retail district. Open floor plan with perimeter offices. Includes kitchen and on-site parking. 1.25 ± miles to NYS Thruway.



**John N. Jweid**  
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**READY TO MAKE A DEAL? CLICK HERE NOW!**



5 Oxford Road  
New Hartford, New York 13413

151 Northern Concourse  
Syracuse, New York 13212

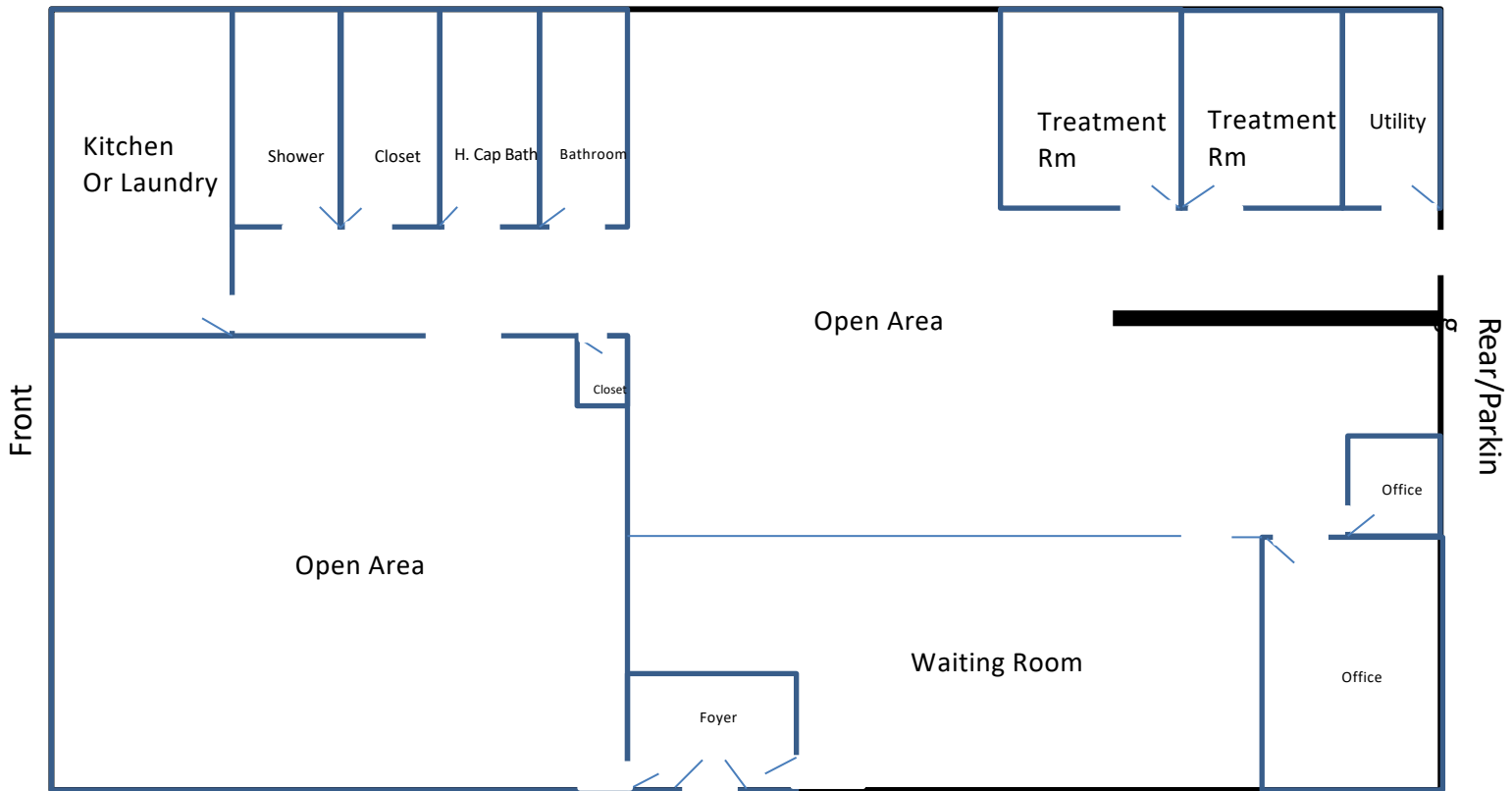
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MAIN: 315.736.1555

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