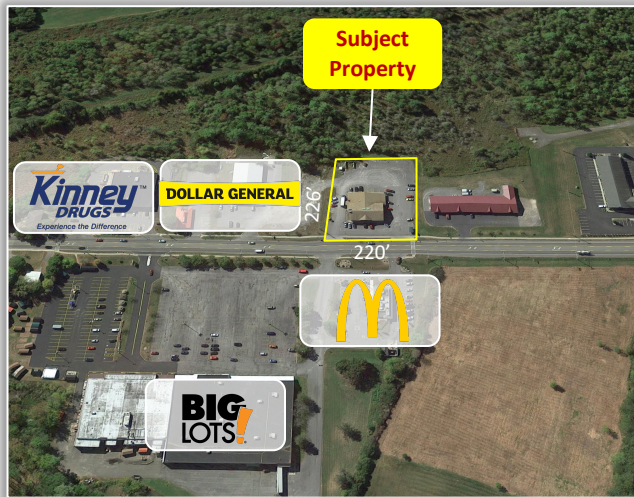


# FOR SALE | RESTAURANT SPACE

169 Utica Street, Route 12b, Hamilton, New York



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



## PROPERTY HIGHLIGHTS

Available Space: 6,240  $\pm$  SF 1<sup>st</sup> floor, 6,240  $\pm$  SF lower-level banquet room

Parcel Size: 1.01  $\pm$  acres

Parking Spaces: 66  $\pm$

Sprinkler: Yes

Zoning: BN- Business North

Tax Parcel ID: 153.19-1-32 & 153.19-1-33

Sale Price: \$795,000.00

Taxes: \$29,496.43  $\pm$

**Comments:** Former Magros's VJ's restaurant and catering facility is immediately available. Partially equipped, ADA accessible, 66  $\pm$  vehicle parking lot located in the Village of Hamilton, .50  $\pm$  mile to Colgate University. To take a Video Tour, click [here](#).

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



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