

FOR SALE | OFFICE OR DEVELOPMENT OPPORTUNITY

409 Court Street, Utica New York



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



PROPERTY HIGHLIGHTS

Available Space: 12,282 ± SF Office & 1,540 ± SF residence/office

Parcel Size: .95 ± acres

Parking Spaces: 52 ±

Zoning: Central Business District

Tax Parcel ID: 318.49-2-5, 318.49-2-53, 318.49-2-55, 318.49-2-56 & 318.49-2-57

Sale Price: \$750,000.00

Taxes: \$22,085.00 ± annually

Comments: 2-story office building with 1 overhead door located within close proximity to the new MVHS Hospital, City, County and State office buildings. Easy access to Route 12 and NYS Thruway. On-site parking. Site includes 1,540 ± SF adjacent income property.

READY TO MAKE A DEAL? CLICK HERE NOW!



Carole L. Iseneker
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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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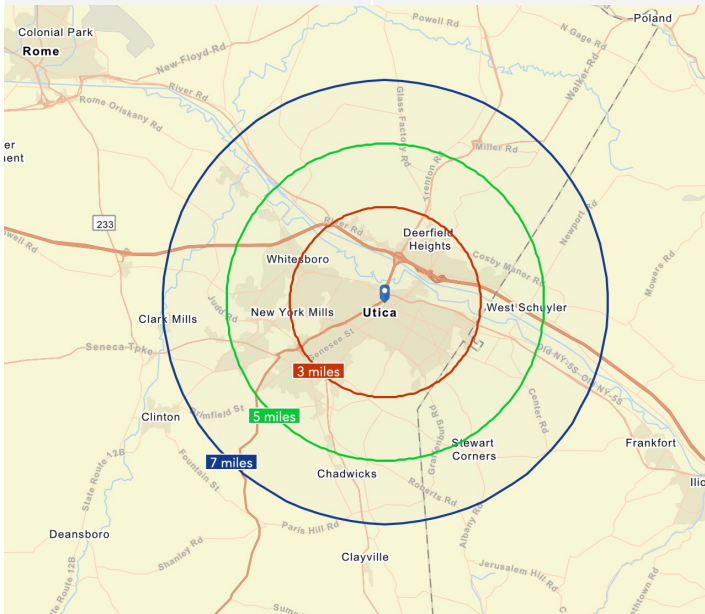


LATITUDE

43.04781

LONGITUDE

-76.16775



DEMOGRAPHICS

By Radius	3 Mile	5 Mile	7 Mile
Population	75,092	106,416	124,145
Households	29,649	43,178	49,221
Median HH Income	\$38,298	\$47,689	\$50,401
Daytime Population	88,706	121,641	136,484
Businesses	2,622	3,865	4,261
Employees	47,298	64,718	72,104

SOURCE: ESRI Report 5/8/2020

TRAFFIC COUNTS

Roadway	Volume Count
Court Street	11,143 AADT
151 N Syracuse, New York 13221	MAIN: 315.736.1555



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151 N
Syracuse, New York 13221