

FOR SALE | INVESTMENT OPPORTUNITY

809 Court Street, Utica, New York



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PROPERTY HIGHLIGHTS

Available Space: 15,275 ± SF

Parcel Size: .54 ± acres

Parking Spaces: 30 ± plus street parking

Sprinkler: No

Zoning: Urban Mixed-Use District

Tax Parcel ID: 318.40-4-19

Sale Price: \$379,000.00

Taxes: \$6,601.60 ±

Comments: Multi-use building situated in the heart of the Utica Brewery District and adjacent to the FX Matt Brewery and the Boilermaker Corporate Office. Wood beam construction, updated HVAC, fire alarm system, 3 floors of space with a drive-in garage to the basement as well as a 2-stall garage. Potential conversion to apartments.

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