## FOR SALE | MIXED USE BUILDING

171 Genesee Street, Utica, New York











John N. Jweid Licensed Associate Real Estate Broker 315.736.1555 x301 jjweid@PaviaRealEstate.com

## **PROPERTY HIGHLIGHTS**

Available Space: 17,820 ± SF Parcel Size: .09 ± acres Parking: Street Zoning: CBD- Central Business District Tax Parcel ID: 318.51-1-6 Sale Price: <del>\$895,000.00</del> **PRICE REDUCED! NOW** \$795,000.00 Taxes: \$3,273.42 until 2025, see broker for details **Comments:** Extensively remodeled in 2016, property consists of 5 floors with Character Coffee, Soul 112 Restaurant, personal training studio & owner operated Events @171 venue serviced by a commercially equipped kitchen. Upper floors with elevator access can be renovated for apartments.

READY TO MAKE A DEAL? CLICK HERE NOW!



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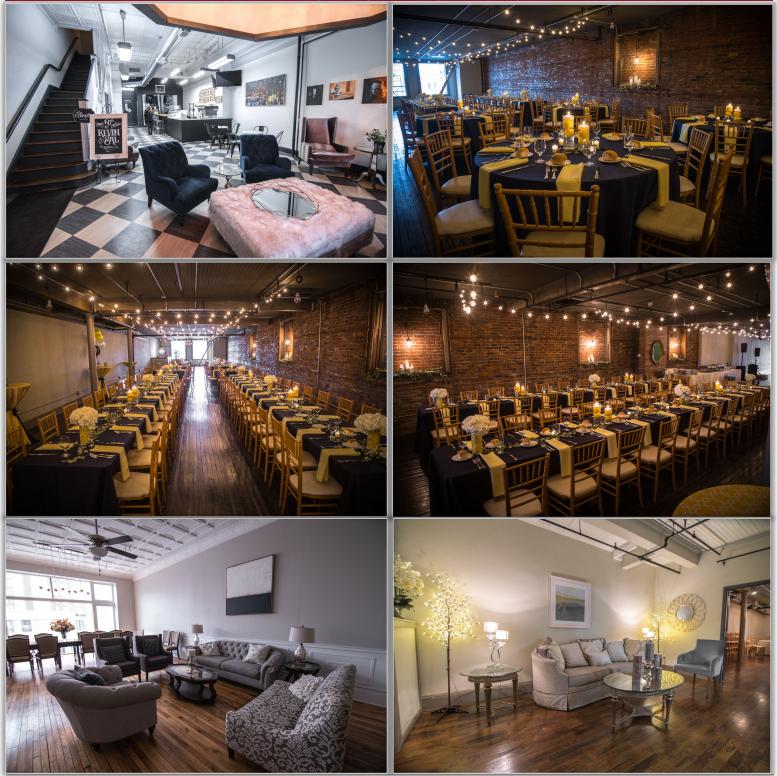
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## FOR SALE | OFFICE OR RETAIL BUILDING



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





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