

# FOR LEASE | RETAIL OR OFFICE SPACE

1707 Oriskany Street, Utica, New York



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



## PROPERTY HIGHLIGHTS

Available Space: 5,265 ± & 1,300 ± SF Available

Parcel Size: 4.30 ± acres

Parking Spaces: 40 ±

Sprinkler: Yes

Zoning: Urban Mixed Use

Tax Parcel ID: 318.22-2-2

Lease Price: \$12.00 SF Plus Utilities

CAM/Ins/Taxes: Included

**Comments:** Located in the Fitness Mill building is a west corner space with a 225-amp 3-phase electrical service, ADA compliant restroom, 10'x10' overhead door an entrance facing the side parking lot and one facing Oriskany Street. The 1,300 SF space is located on the east corner of the building with additional restrooms and access to the gym. Ceiling heights vary between 9'-12'.

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



**John N. Jweid**  
Licensed Associate Real Estate Broker  
315.736.1555 x301  
[jjweid@PaviaRealEstate.com](mailto:jjweid@PaviaRealEstate.com)



5 Oxford Road  
New Hartford, New York 13413

151 Northern Concourse  
Syracuse, New York 13212

[PaviaRealEstate.com](http://PaviaRealEstate.com)  
MAIN: 315.736.1555

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*Space 1: 5,265 ± SF*



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*Space 2: 1,300 ± SF*



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151 Northern Concourse  
Syracuse, New York 13212

PaviaRealEstate.com  
MAIN: 315.736.1555