

# FOR SALE | OFFICE, RETAIL OR MULTI-FAMILY

223 JB Wise Place, Watertown, New York



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



## PROPERTY HIGHLIGHTS

Available Space: 42,698 ± SF

Parcel Size: .5 ± acre

Parking Spaces: Public parking lot

Sprinkler: Yes

Zoning: Downtown Commercial

Tax Parcel ID: 7-01-134.100

Sale Price: \$699,000.00

Property Taxes: \$13,129.00 ± annually

**Comments:** Prominent Downtown building located in an Opportunity Zone.

Three floors with elevator. Rehab for apartments, office and retail. Ideally located in walking distance to Public Square and views of the Black River.

Designated Opportunity Zone incentives may be available for long-term investments to defer and potentially reduce capital gains taxes.



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