

**Cross Property 360 Property View**

**2101 Whitesboro Street, Utica-City-301600, NY 13502**

Listing



MLS#: **S1683711**    **Commercial/Industrial**    **A-Active**  
2101 Whitesboro St    VR Pricing: **No**    List Price: **\$599,900**  
 County: **Oneida**    Zip: **13502**  
 Town/City: **Utica**    Pstl City: **Utica**    Cross St: **kellogg**  
 Area#: **Utica-City-301600**  
 Acres: **0.47**  
 Subdivision:    Lot Front: **121**  
 TxMap#:    Lot Depth: **170**  
 Addl TxMap#:    Lot Shape: **Rectangular**  
 City Nghbrhd:    Lot #: **1**  
 School Dist: **Utica**    Lot SqFt: **20,570**  
 Type of Sale: **Normal**    Gr SqFt: **7,644**  
 High School:    Trans Type: **Sell**  
 Middle School:    Year Built: **2012**  
 Elem School:    Yr Blt Desc: **Existing**  
 State: **NY - New York**    # Attach: **0**    # Photo: **2**

**Recent Change: 05/21/2026 : NEW : ->A**

**Listing Office Information**

Offc Name: **The Beach Real Estate Team (BEACH001)**  
 Offc Addr: **1111 Oriskany Street West  
 Utica, NY 13502**  
 LA Name/ID: **Savannah Moore (smoore)**  
 LA Email: **beachagencyinc@yahoo.com**  
 LA Dir Phone/Fax: **315-864-4334**  
 LA 2 Name/ID: **Sheila A. Beach (sbeach)**  
 LA 2 Email: **beachagency@yahoo.com**  
 LA2 Dir Ph/Fax: **315-796-3533**  
 Owner Name: **Michael J Lynch**  
 Owner 2:  
 Owner Addr: **2102 Whitesboro St Apt 4  
 Utica, NY 13502**

Offc Lic#:    Offc Phone: **315-796-3533**  
 Offc Fax:    Offc Cell #: **315-864-4334**  
 LA Cell #:    LA Acpts Txt:  
 LA License #: **10401379525 (NY)**  
 LA2 Cell:    LA2 Acpts Txt:  
 LA2 NY Lic#: **10491213793**

Seller Attorney:  
 Listing Type: **Exclusive Right To Sell**    Spc Conditions: **No**  
 Service Type:  
 Negotiation w/: **Listing Broker Only**  
 Show Appt/Desc: **showing time; List Agent - Call for Showing Instr**  
 Private Rmrks: **24 hour notice- all 6 apartments are rented out. Taxes are Estimated Month to Month all 6 residential units-\$600 (1) \$650(2) \$550 (2) \$700(1)**

Exclusions:  
 Seller Atty Email:  
 List Date: **05/21/2026**  
 Expire Date: **08/21/2026**  
 DOM: **6**

Branded VT:  
 Unbranded VT:  
 Aerial Drone Video:  
 Virtual Tour 3D:  
 Ad Headline:  
 Ad Copy:  
 Sub Board: **Mohawk Valley**  
 Attribution Contact:

**Waterfront/Water**

Waterfront: **No**    Island/Name: **No**    Riparian Rgts:

**General Information**

Category: <b>Apartments, Office, Other - See Remarks</b>	Tot Units:	Office SqFt:
Sale Incl: <b>Land and Building</b>	# Stories: <b>2.0</b>	Manuf SqFt:
Type Bldg:	# Bldgs: <b>1</b>	Res SqFt:
Bus Name:	Franchise: <b>No</b>	Retail SqFt:
Bus Type:	Avail Prkg: <b>10</b>	Leased SqFt:
Elec Svc:	Mx Ceil Hgt:	Wrhse SqFt:
Prop Use:	Mx OH Dr:	Vacant SqFt:
Location: <b>Corner</b>		
Floor:	Basement:	
Parking: <b>10</b>		
Zoning: <b>commercial</b>	Loading:	

Public Remarks: **Rare mixed-use investment opportunity! This updated property features a large garage/commercial space along with 6 residential apartments, offering multiple streams of income and strong cash-flow potential. The residential units include two 3-bedroom apartments, two 2-bedroom apartments, and two 1-bedroom apartments — appealing to a wide range of tenants. Many updates have already been completed, making this a great turn-key opportunity for investors looking to expand their portfolio. Conveniently located with excellent rental potential, this property combines commercial versatility with steady residential income. Whether you're an experienced investor or looking for your next income-producing property, this one offers size, flexibility, and strong upside potential all in one package!**

Directions:

**Lease Information**

#	Avail SF	\$/SqFt	Lease Desc	Lse Trm Remn	SqFt Desc	Mnth Rent
<b>1</b>			<b>Monthly</b>			<b>\$2,500</b>
	Tenant Pays: <b>Electric, Heat, Rent, Utilities</b>					
<b>2</b>			<b>Monthly</b>			<b>\$1,500</b>
	Tenant Pays: <b>Electric, Heat, Taxes, Utilities</b>					

**Utilities Information**

HVAC Type: <b>Baseboard</b>	Sewer/Water: <b>Public Water Connected</b>
HVAC Fuel: <b>Gas</b>	Boiler Type:
Electric:	Insulation: <b>Blown-in Insulation</b>
Energy Eqpt: <b>None</b>	Septic Location:
Type of Well:	Well Location:
Grn Bld Vr Type:	

Grn Indoor Air Q:  
Grn Water Cnsvr:

**Additional Information**

Living Qtrrs: **Yes/Apartment**  
Available Docs: **Other - See Remarks**  
Bldg Misc: # of Leases:  
Public Trans: Constr Mtrls:  
Total # Residential Units: **6** Roof: **Asphalt**  
Studio: Docks: Yrs Estb: Accessibility:  
1 Bed: **2** Rooms: Seat Cap: Seller Desires:  
2 Bed: **2** Trk Bays:  
3 Bed: **2** Employees:

**Financial Information**

Possible Fin: **Cash, Conventional**  
1st Mtg Bal: **\$0** Equity: **\$599,900** Town/Cnty Tax: **\$3,148**  
2nd Mrt Bal: **\$0** Tax Info: City/Vil Tax: **\$1,524**  
Escrow Agt/Bnk: **The Beach Real Estate Team/First Source FCU** Assess Val: **\$111,400** School Tax: **\$4,434**  
Gross Annl Inc: Annl Spc Assess: **\$0** Total Taxes: **\$9,106**  
Annl Op Exp: Net Op Income: Orig. List Price: **\$599,900**  
PriceChg Time: Inc/Exp Info: **Estimated**  
Op Exp Incl: **Snow Plow**

**Display & Occupancy Information**

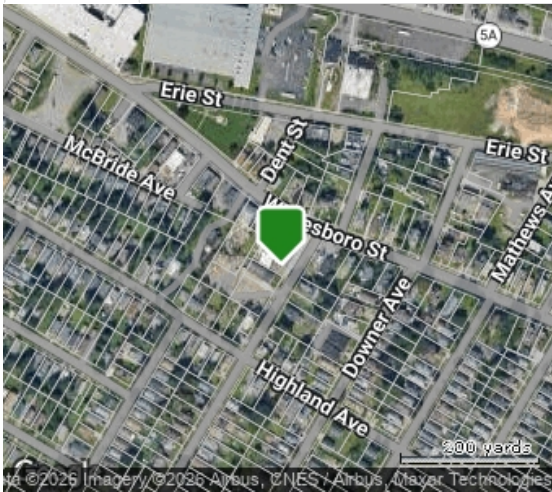
Possession: **At Closing** Lockbox Serial #:  
Internet: **Yes** Inet St Addr: **Yes** IDX: **Yes** AVM: **No** Blog: **No** Realtor.com: **Yes**  
Vacancy Rate:

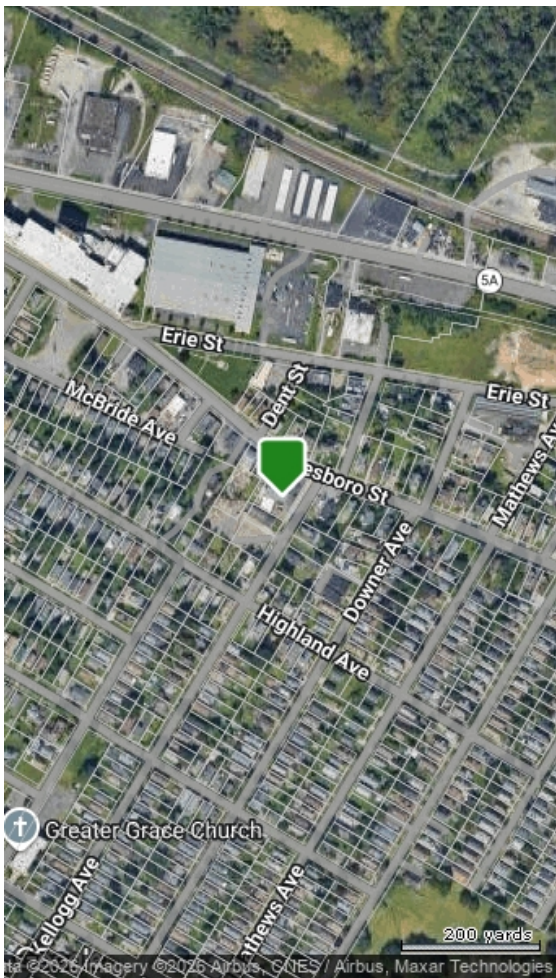
Sheila A. Beach  
NY Licensed R.E. Broker

MLS#: **S1683711**  
The Beach Real Estate Team  
1111 Oriskany Street West Utica, NY 13502

Listing content is subject to copyright and license agreements, and may only be used as permitted by MLS rules, regulations, and policies. Listing content is not guaranteed accurate by the MLS Wednesday, May 27, 2026

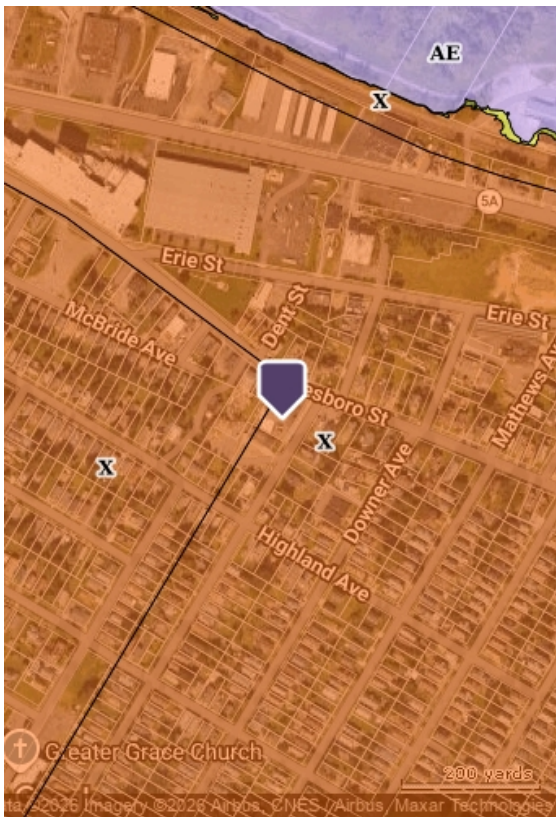
Parcel Map





Flood Map

Flood Zone Code:	<b>X</b>	Special Flood Hazard Area (SFHA):	<b>Out</b>
Flood Zone Date:	<b>09/27/2013</b>	Within 250 Feet of Multiple Flood Zone:	<b>No</b>
Flood Zone Panel:	<b>36065C0732F</b>	Flood Community Name:	<b>UTICA</b>
Flood Code Description:	<b>Zone X-An Area That Is Determined To Be Outside The 100- And 500-Year Floodplains.</b>		



- Coastal 100-Year Floodway
- Coastal 100-year Floodplain

 **100-year Floodway**     **100-year Floodplain**

 **Undetermined**

 **500-year Floodplain incl. levee protected area**

 **Out of Special Flood Hazard Area**

This map/report was produced using multiple sources. It is provided for informational purposes only. This map/report should not be relied upon by any third parties. It is not intended to satisfy any regulatory guidelines and should not be used for this or any other purpose.

**Search Criteria**

Status is one of 'A-Active', 'C-Continue Show'

List Agent MUI is 42578806

Co List Agent MUI is 42578806

Selected 1 of 7 results.