

Listing #1



341-343 Main St, Oneonta, NY 13820

List Price	\$900,000 on 12/05/2025
Status	Active for Sale
Shared in MLS	Yes
Listing ID	11614622
Property Type	Commercial Building
Commercial Type	OFFICE, Medical, Office/Residential, Telecom Hotel/Data Hosting, Storefront Retail/Office, Funeral Homes, Assisted Living, Bed and Breakfast
County	Otsego
Township	Oneonta
School	ONEONTA CITY SCHOOL DISTRICT
Total Tax	\$21,086
Tax ID	288.18-5-22.00
FEMA Flood Map	fema.gov/portal
Year Renovated	2009

Prime Office Complex at Oneonta's Gateway - Located at the intersection of Main Street, Maple Street, and James Lettis Highway, this property offers exceptional visibility and accessibility with quick access to I-88, SUNY Oneonta and Hartwick College, and easy access to downtown services, shopping, restaurants, and entertainment. Two meticulously maintained Victorian buildings have been converted into high-quality office spaces, featuring off-street parking and a modern conference center. Offering a flexible configuration of approximately twenty-three office spaces with built-in storage, and closets. 341 Main Street offers approximately thirteen offices, full bath on main floor, and half bath on second floor. 343 Main Street offers approximately ten offices, highlighted by an elegant reception area with grand staircase, an executive suite with wood-burning fireplace, half bathroom on the main floor, and full bathroom second floor, a shared break area and modern galley kitchen with pantry create a relaxed and collaborative environment. Additional 600 SF office suite with entry on Pine Street, and from rear parking lot. The buildings are connected by a state-of-the-art conference room with lounge style breakout area. On-site parking for thirteen cars with spaces off Pine Street and the shared driveway off Maple Street-an unusual perk for a Main Street address. Zoned for Gateway Mixed Use, the property supports residential, commercial, and public uses. The owner has kept the property in excellent condition and is open to creative deal structures, including 1031 Exchange, and staying on as a tenant, giving both users and investors options on how to make this asset work for them. This versatile property is ideal for professional offices, consulting firms, tech companies, coworking and flexible workspace, adult home - assisted living, or corporate headquarters. Contact us to explore how this unique opportunity can support your business goals in Oneonta.

Property Details

- 2 Full Baths
- 2 Half Baths
- 7560 SF
- 0.42 Acres
- Built in 1920
- Renovated 2009
- 2 Stories
- Available 12/05/2025
- Full Basement
- Lower Level: Partly Finished
- Renovation: Renovations 2009. Square footage based on architectural plans by James Jordan Associates Architects.

Unit Information

Interior Features

- Carpet Flooring
- Ceramic Tile Flooring
- Hardwood Flooring
- Vinyl Flooring
- Hot Water
- Forced Air
- Radiant
- Steam Radiators
- 3 Heat/AC Zones
- Natural Gas Fuel
- Natural Gas Avail
- Central A/C
- Wall/Window A/C
- 200 Amps

Exterior Features

- Frame Construction
- Brick Siding
- Vinyl Siding
- Asphalt Shingles Roof
- Rubber Roof
- Attached Garage
- 1 Garage Space
- Municipal Water
- Municipal Sewer
- Fence
- Covered Porch
- Driveway
- Corner
- Trees
- Utilities
- Street View
- City View
- Near Bus

Commercial Info

- 13 Parking Spaces

Taxes and Fees

- \$12,294 School Tax
- \$8,792 City Tax
- Tax Year 2025



Otsego County, New York

Geographic & Property Information Application

Full View

Reset



SELECT TOWN



Map Layers



Full Extent

Zoom In

Zoom Out

Prev Extent

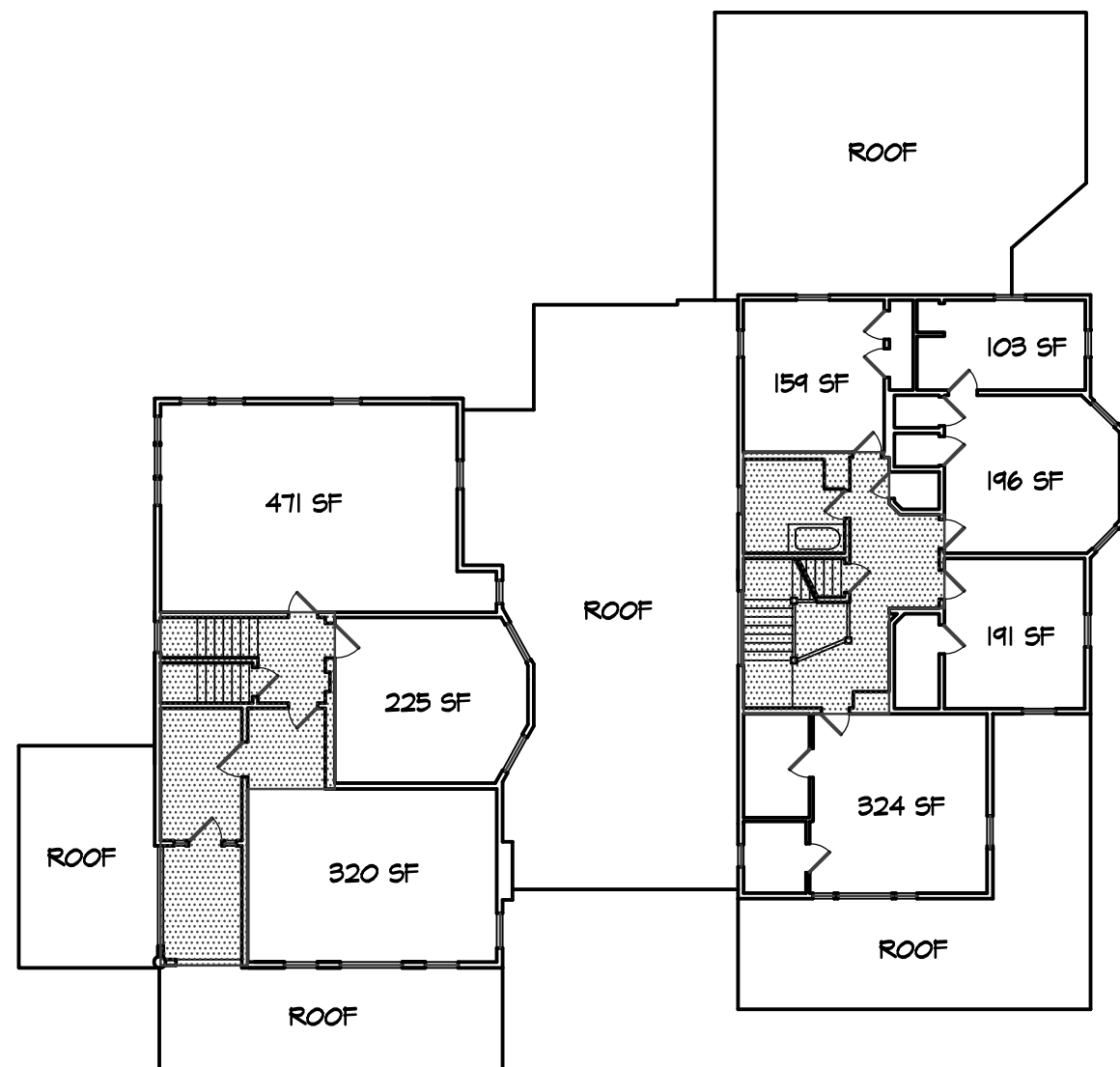
Next Extent

Pan

Parcel Information

Simpl

[MapXpress v1.2](#)



341 MAIN STREET

1,989 SF
SECOND FLOOR NET
BUSINESS AREA

343 MAIN STREET

A1
A-101

SECOND FLOOR PLAN

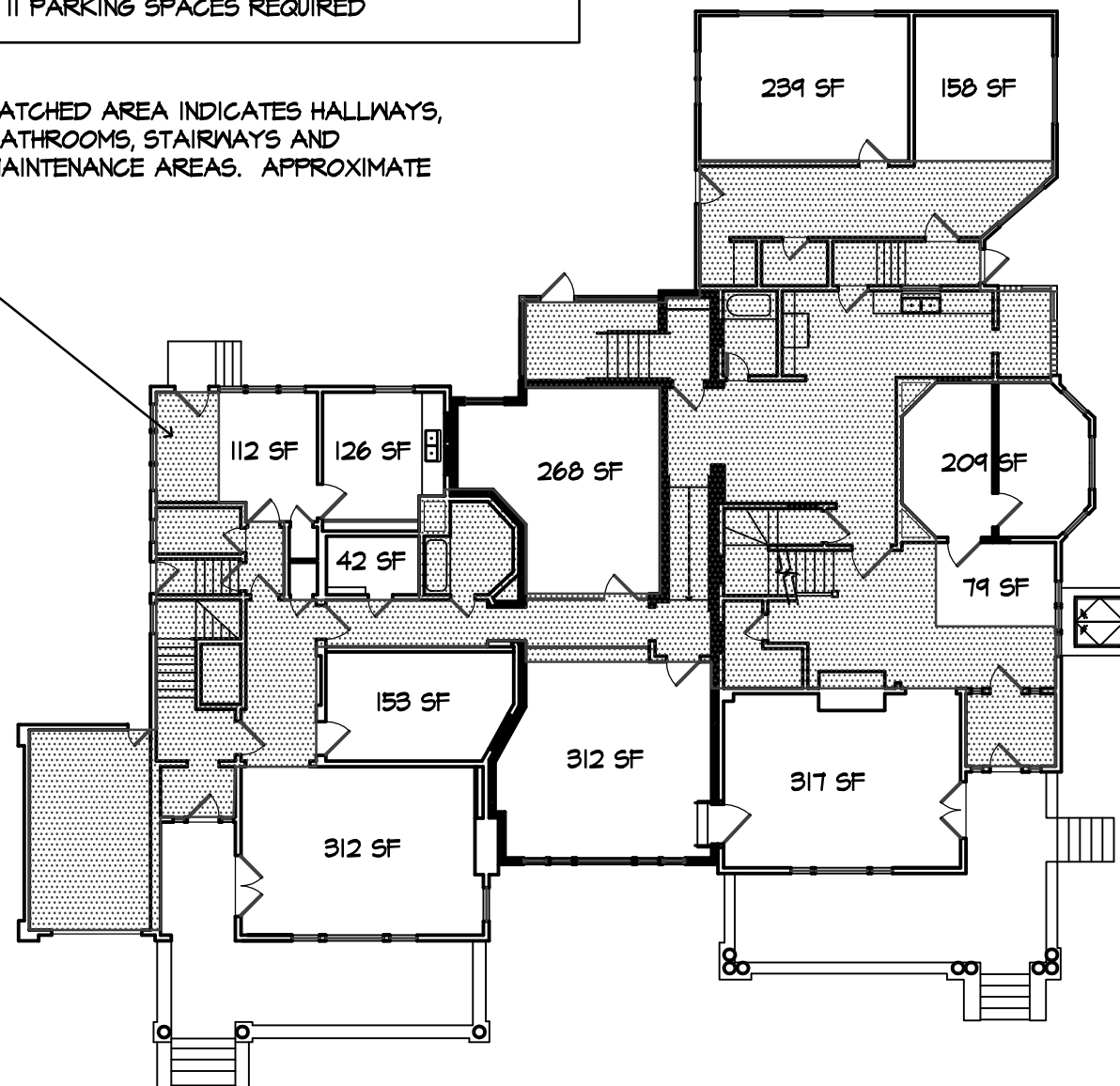
SCALE: 1/16" = 1' - 0"

PROJECT
NORTH



4,316 SF APPROXIMATE NET OFFICE AREA
LIMITING AREA TO 4,400 SF AND
/400SF OF OFFICE AREA PER PARKING STALL
= 11 PARKING SPACES REQUIRED

HATCHED AREA INDICATES HALLWAYS,
BATHROOMS, STAIRWAYS AND
MAINTENANCE AREAS. APPROXIMATE



341 MAIN STREET

2,321 SF
FIRST FLOOR NET
BUSINESS AREA

343 MAIN STREET

A2
A-101

FIRST FLOOR PLAN

SCALE: 1/16" = 1' - 0"

PROJECT
NORTH



James Jordan Associates
Architects
68 Main Street
Post Office Box 111
Richfield Springs, New York 13439-0111
Fax 315 858-0755
315 858-8000

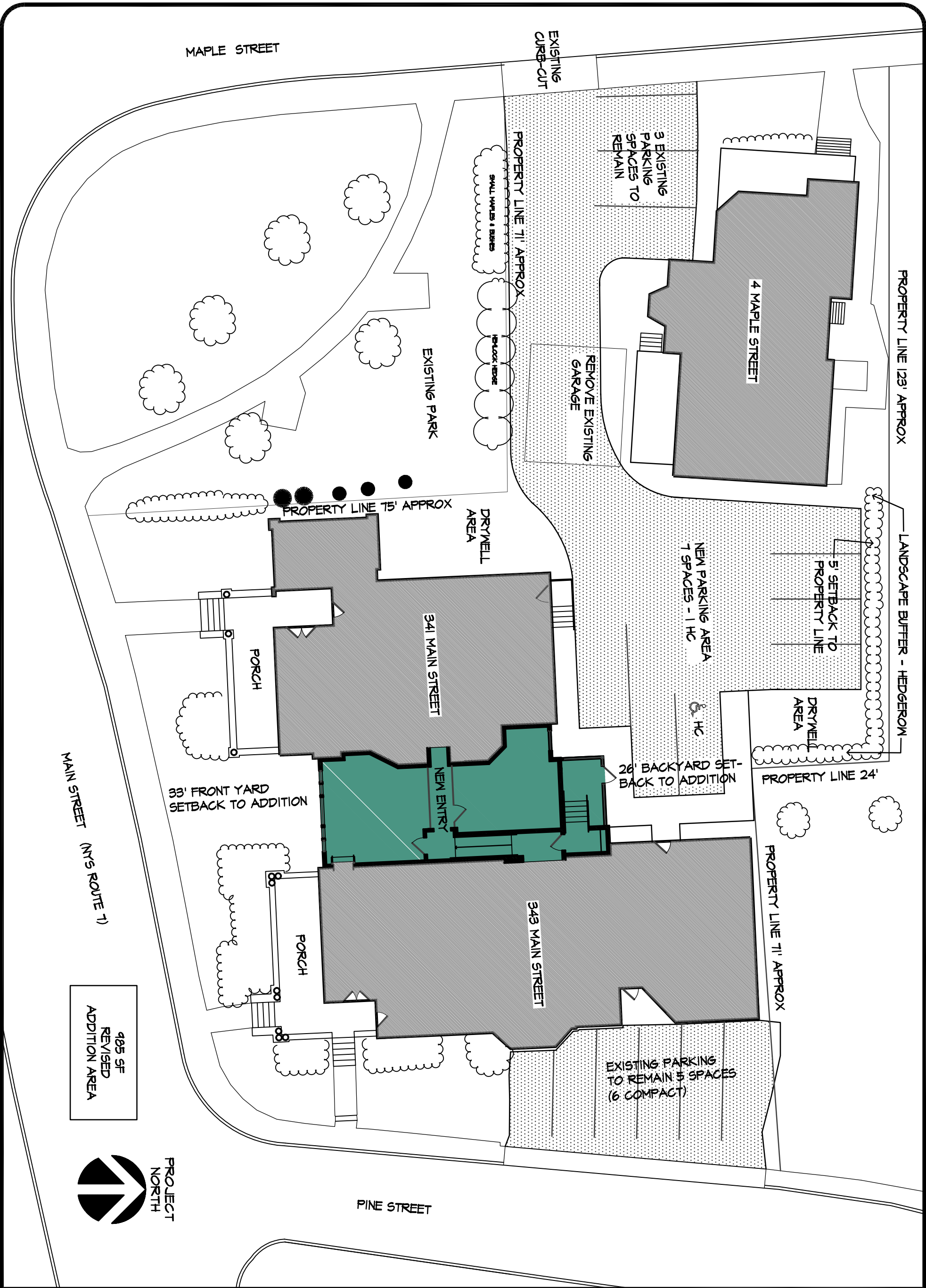
**Cleinman Performance
Partners**
Additions and Alterations

Scale	As Noted
Date	March 19, 2009
Drawn	DJW
Checked	JMJ
Project	0807
Revisions	

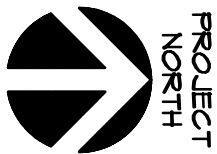
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985 SF
REVISED
ADDITION AREA



Cleinman Performance Partners
Additions and Alterations

James Jordan Associates
Architects

68 Main Street
Post Office Box 111
Richfield Springs, New York 13439-0111
Fax 315 858-0755
315 858-8000

Scale	1/32" = 1'-0"
Date	March 19, 2009
Drawn	DJW
Checked	JMJ
Project	0807
Revisions	
Sheet	

L-101