

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

Unit Information

Interior Features

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

Exterior Features

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

Commercial Info

- 13 Parking Spaces

Taxes and Fees

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



Full View

Reset



SELECT TOWN



Map Layers



Full Extent

Zoom In

Zoom Out

Prev Extent

Next Extent

Pan

Parcel Information

Simp

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Architects
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315 858-8000

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Cleinman Performance Partners

Additions and Alterations

Partners

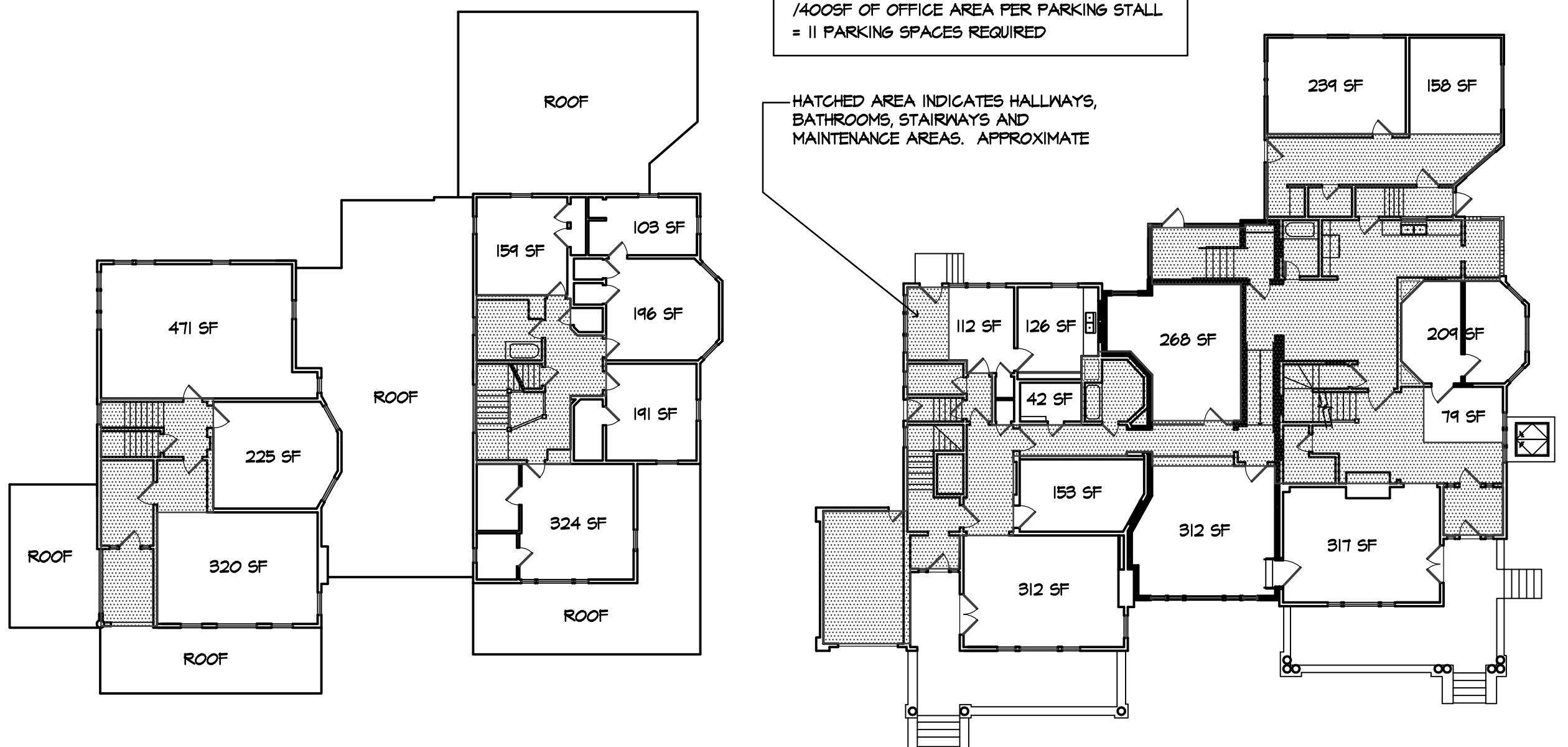
Additions and Alterations

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

Sheet

A-101

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341 MAIN STREET

1,989 SF
SECOND FLOOR NET
BUSINESS AREA

343 MAIN STREET

341 MAIN STREET

2,321 SF
FIRST FLOOR NET
BUSINESS AREA

343 MAIN STREET

SECOND FLOOR PLAN

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



PROJECT NORTH

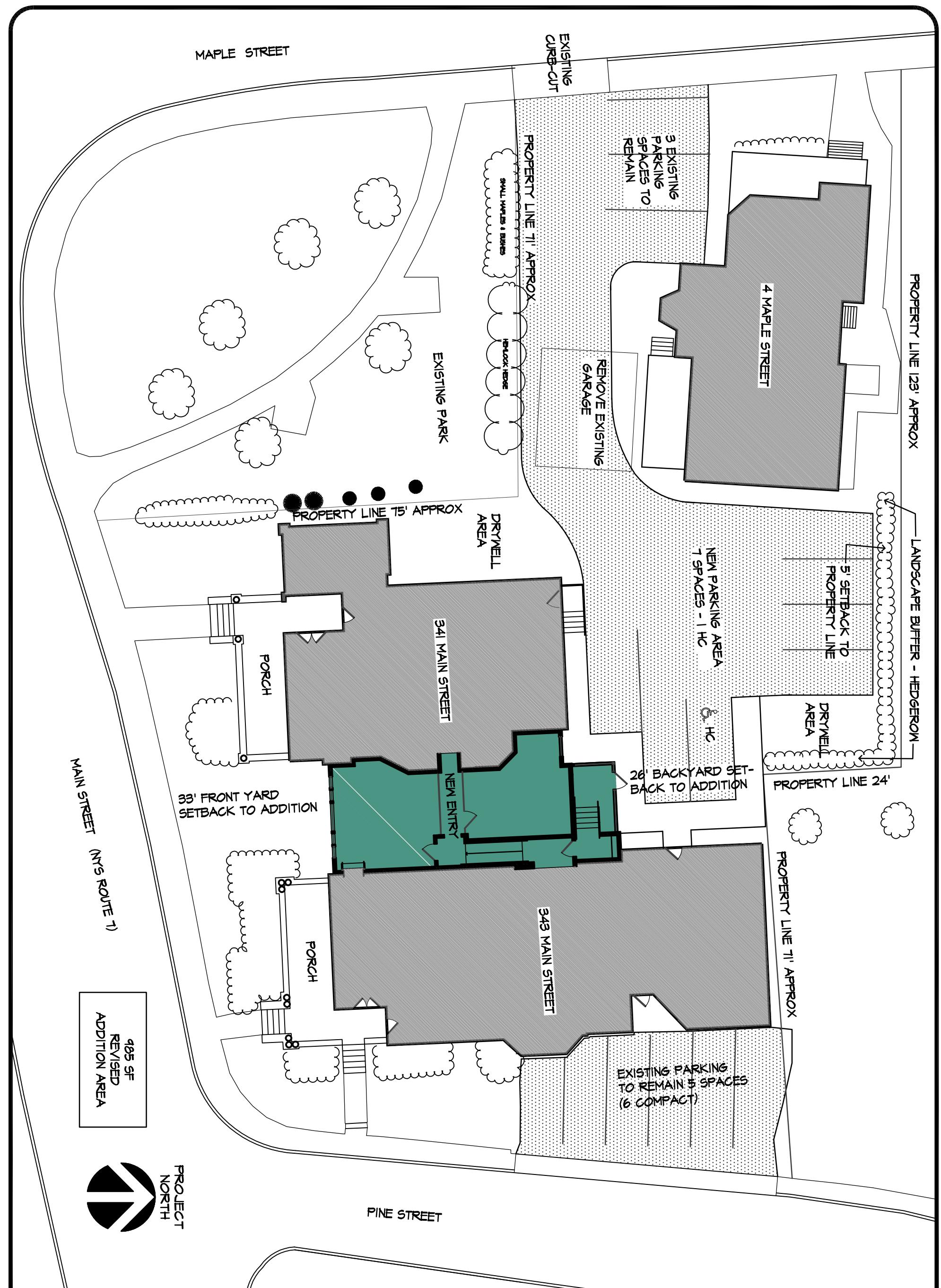
FIRST FLOOR PLAN

A circular logo containing the text "A2" on top and "A-101" on the bottom, separated by a horizontal line.

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



PROJECT NORTH



Sheet	Cleinman Performance Partners Additions and Alterations			James Jordan Associates Architects
L-101	Scale	1/32" = 1'-0"	Date	68 Main Street Post Office Box 111 Richfield Springs, New York 13439-0111 Fax 315 858-0755 315 858-8000
	Drawn	March 19, 2009	Drawn	
	Checked		Checked	
	Project	0807	Revisions	
	JMJ			