

# FOR SALE

1707 Oriskany Street, Utica, New York



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## PROPERTY HIGHLIGHTS

Building Size: 44,920 ± SF

Parcel Size: 4.30 ± acres

Parking Spaces: 190 ±

Sprinkler: Yes

Zoning: Urban Mixed Use

Tax Parcel ID: 318.22-2-2

Sale Price: **PRICE REDUCED!** ~~\$6,995,000.00~~ **NOW** \$5,500,000.00

**Comments:** Multi tenant investment opportunity anchored by the Fitness Mill with an additional pad site for upside. Located on highly visible and highly travelled Oriskany Street in Utica, New York. 85% occupied. Digital billboard included in the sale.

[READY TO MAKE A DEAL? CLICK HERE NOW](#)



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New Hartford, New York 13413

151 Northern Concourse  
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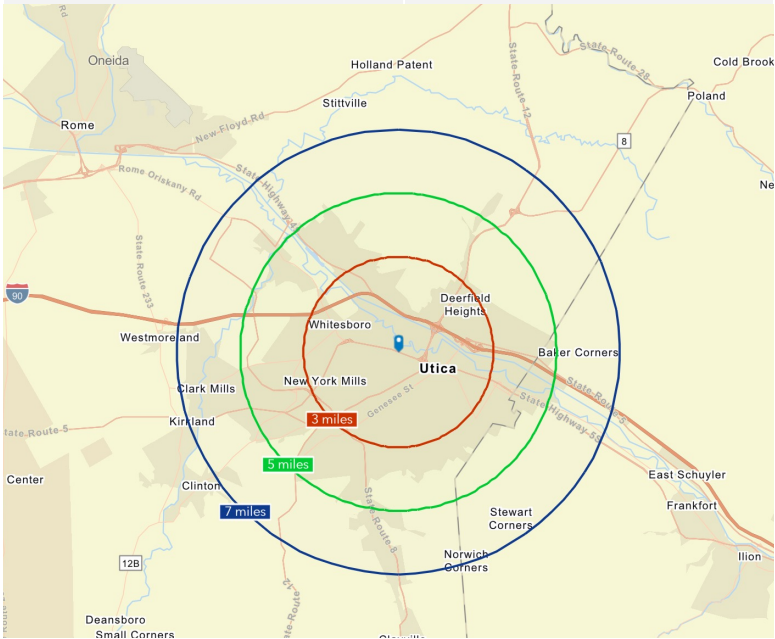
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LATITUDE	LONGITUDE
43.11031	-75.25457



## DEMOGRAPHICS

By Radius	3 Mile	5 Mile	7 Mile
Population	75,829	109,984	123,648
Households	30,764	44,481	50,409
Median HH Income	\$46,419	\$54,017	\$55,961
Daytime Population	83,765	120,363	133,067
Businesses	2,688	3,811	4,155
Employees	45,437	55,478	72,416

SOURCE: ESRI Report 3/7/2024

## TRAFFIC COUNTS

Roadway	Volume Count
Oriskany Street West	16,251 AADT



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