



MLS#: **S1654691**      **Commercial/Industrial**  
**410 Catherine St**  
 County: **Oneida**      Zip: **13501**  
 Town/City: **Utica**      Pstl City: **Utica**  
 Area #: **Utica-City-301600**

List Price: **A-Active \$675,000**  
 Acres: **0.94**  
 Cross St: **First**

Subdivision: **John Bleeker Project**  
 TxMap#: **301600-318-044-0001-056-000-0000**  
 Addl TxMap#:  
 City Nghbrhd:  
 School Dist: **Utica**  
 High School:  
 Middle School:  
 Elem School:

Lot Front: **283**  
 Lot Depth: **145**  
 Lot Shape: **Rectangular**  
 Lot #: **56**  
 Gr SqFt: **6,726**  
 Trans Type: **Sell**  
 Year Built: **1969**  
 Yr Blt Desc: **Existing**  
 # Photo: **49**

**Waterfront/Water**

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

**General Information**

Category: **Commercial**  
 Sale Incl: **Land and Building**  
 Type Bldg: **Automotive, Medical, Office Building**  
 Bus Name:  
 Bus Type:  
 Elec Svc: **120/240V**  
 Prop Use:  
 Location: **Corner, Freestanding**  
 Floor: **Linoleum/Vinyl, Other - See Remarks**  
 Parking: **30/Common, On Site**  
 Zoning: **449**

Tot Units:  
 # Stories: **1.0**  
 # Bldgs: **1**  
 Franchise: **No**  
 Avail Prkg: **30**  
 Mx Ceil Hgt:  
 Mx OH Dr:  
 Basement: **None**  
 Loading:

Office SqFt:  
 Manuf SqFt:  
 Res SqFt:  
 Retail SqFt:  
 Leased SqFt: **6,726**  
 Wrhse SqFt:  
 Vacant SqFt:

Public Remarks: **Great opportunity to own a high-visibility freestanding commercial building on a corner lot with excellent exposure and ample parking. Currently leased with approx. 4 years remaining, offering a strong income-producing investment. The property features a large garage, multiple offices, kitchen, laundry area, and four bathrooms. Well-maintained and versatile, with potential to build long-term equity. Ideal for investors seeking a stable commercial asset. Possible owner finance**

Unbranded VT: [Click Here](#)  
 Aerial Drone Video:  
 Virtual Tour 3D:

Directions: **Broad st to Catherine**

**Utilities Information**

HVAC Type: **AC-Central, Heat-Central**  
 HVAC Fuel: **Gas**  
 Electric: **Connected**  
 Energy Eqpt: **None**  
 Type of Well:  
 Grn Bld Vr Type:  
 Grn Indoor Air Q:  
 Grn Water Cnsrv:

Sewer/Water: **Public Sewer Connected**  
 Boiler Type:  
 Insulation: **Fiberglass Insulation**  
 Septic Location:  
 Well Location:

**Additional Information**

Living Qtrts: **No**  
 Available Docs: **Deed, Lease/Sublease**  
 Bldg Misc: **Garage, Offices, Restroom - Office, Restroom - Public**

Public Trans:  
 Total # Residential Units:  
 Studio:      Docks:      Yrs Estb:  
 1 Bed:      Rooms:      Seat Cap:  
 2 Bed:      Trk Bays:  
 3 Bed:      Employees:  
 Constr Mtrls: **Block, Metal**  
 Roof: **Rubber Membrane**  
 Accessibility:  
 Seller Desires: **Cash, Installment, Other - See Remarks**

**Financial Information**

Possible Fin: **Cash, Commercial Loan, Other - See Remarks**      Type of Sale: **Normal**  
 1st Mtg Bal: **\$0**      Equity: **\$675,000**      Town/Cnty Tax: **\$3,181**  
 2nd Mrt Bal: **\$0**      Tax Info:      City/Vil Tax: **\$7,846**  
 Assess Val: **\$236,000**      Annl Spc Assess: **\$300**      School Tax: **\$6,325**  
 Gross Annl Inc: **\$54,000**      Net Op Income: **36,348**      Total Taxes: **\$17,652**  
 Annl Op Exp: **0**  
 Inc/Exp Info: **Provided By Owner**  
 Op Exp Incl: **Repairs/Maintenance**  
 Closed Date:      Sale Price:      DOM: **157**

Sheila A. Beach  
 NY Licensed R.E. Broker

MLS#: **S1654691**  
**The Beach Real Estate Team**  
**1111 Oriskany Street West Utica, NY 13502**



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**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.