

Office | Available

CBRE Upstate NY
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421 Ridge Street

Rome, New York 13440





29,400 SF three-story office building that underwent a complete rehabilitation between 2007 and 2011 is available for purchase or lease.

This property is well-suited for a conversion to multifamily residential as it sits at the edge of a neighborhood of single family homes.

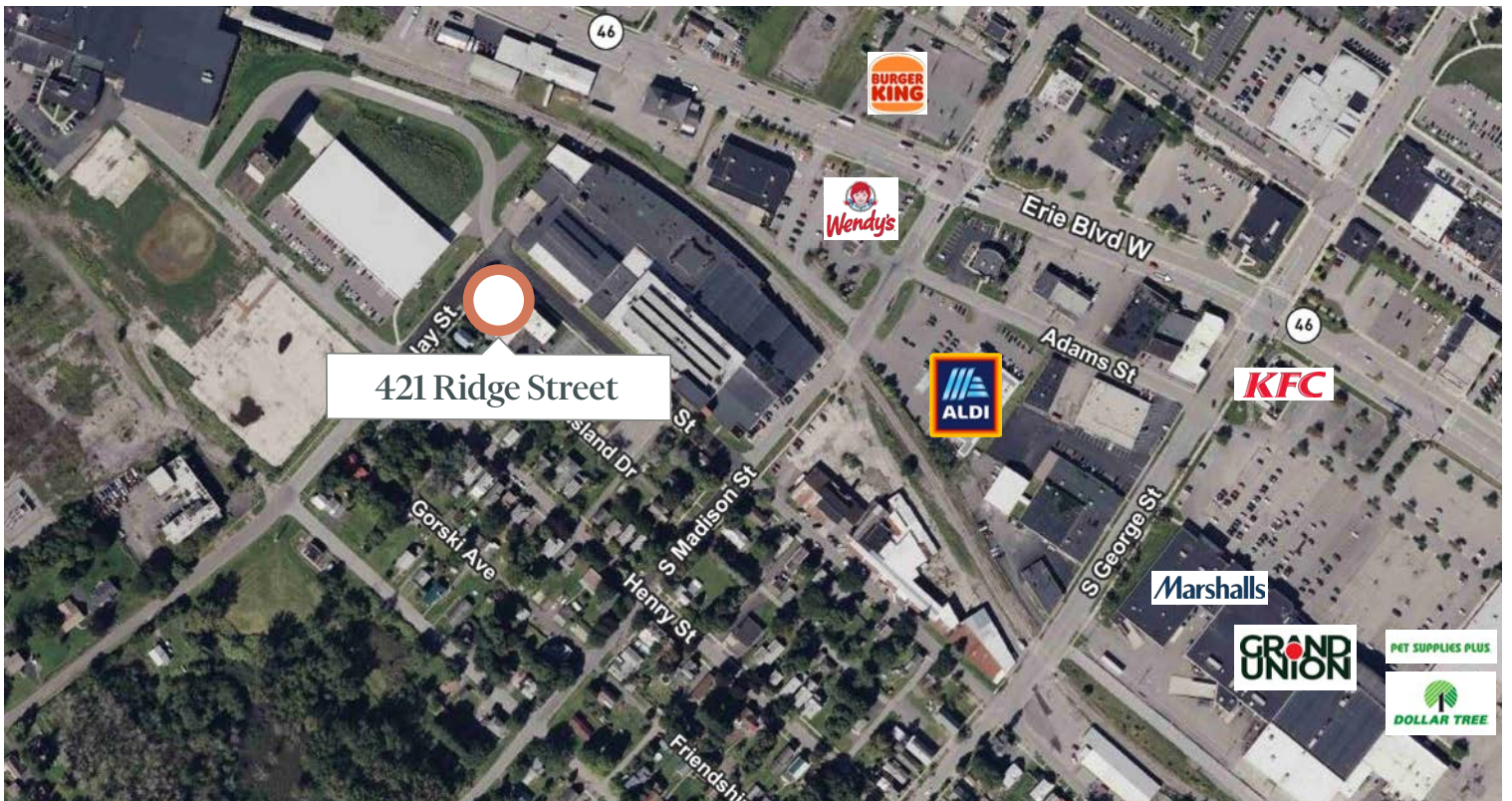
Property Highlights

- + 29,400 SF masonry building originally built in 1930 for the Rome Cable Corporation
- + Parking for 83 cars
- + New 60mil TPO roof system with 3" poly ISO insulation installed in 2021; warranty valid through 2041
- + Improvements from the rehab included four new boilers, rooftop AC units, windows, sprinkler, fire safety system, 1200 amp electrical service, and repaving of the parking lot
- + Approx. 0.5 mi. to grocers Aldi and Grand Union Supermarket along with numerous retailers and fast food locations
- + 4 mi. from Griffiss International Airport/Griffiss Business and Technology Park



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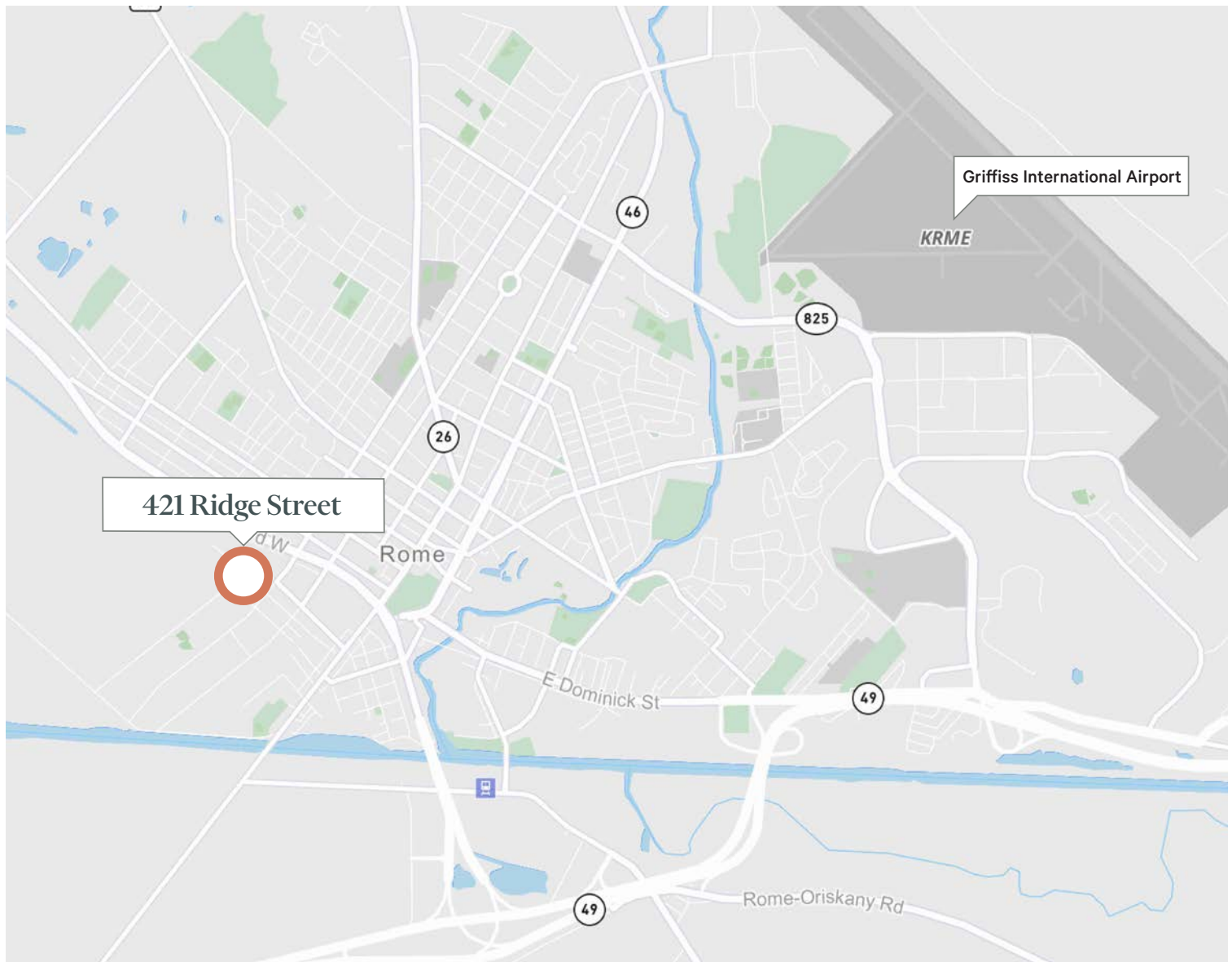
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