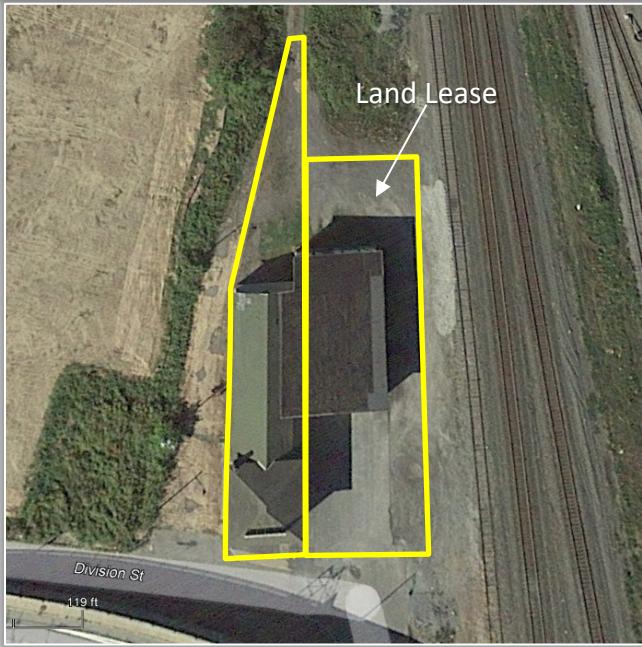


FOR SALE OR LEASE | INDUSTRIAL BUILDING

1 Water Street, Utica, New York



COMMERCIAL REAL ESTATE SALES | LEASING | CONSULTING | DEVELOPMENT | MANAGEMENT



PROPERTY HIGHLIGHTS

Available Space: $7,640 \pm \text{SF}$

Parcel Size: $.19 \pm \text{ acres}$

Parking Spaces: $10 \pm$

Sprinkler: No

Zoning: Industrial

Tax Parcel ID: 318.8-1-40

Sale Price: **PRICE REDUCED!** ~~\$299,000.00~~ **NOW** \$249,000.00

Lease Price: \$2,500.00 NNN

Taxes: \$3,250.00

Comments: Located a couple of blocks from the new MVHS Wynn Hospital and equipped with 5 loading docks. $2,400 \pm \text{SF}$ right side warehouse is a walk-in cooler formerly used for produce and is currently on NYS&W Railway property with a lease in place of \$7,985.77 paid annually through February 2024. Left side $3,500 \pm \text{SF}$ warehouse & second floor is office space.

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



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