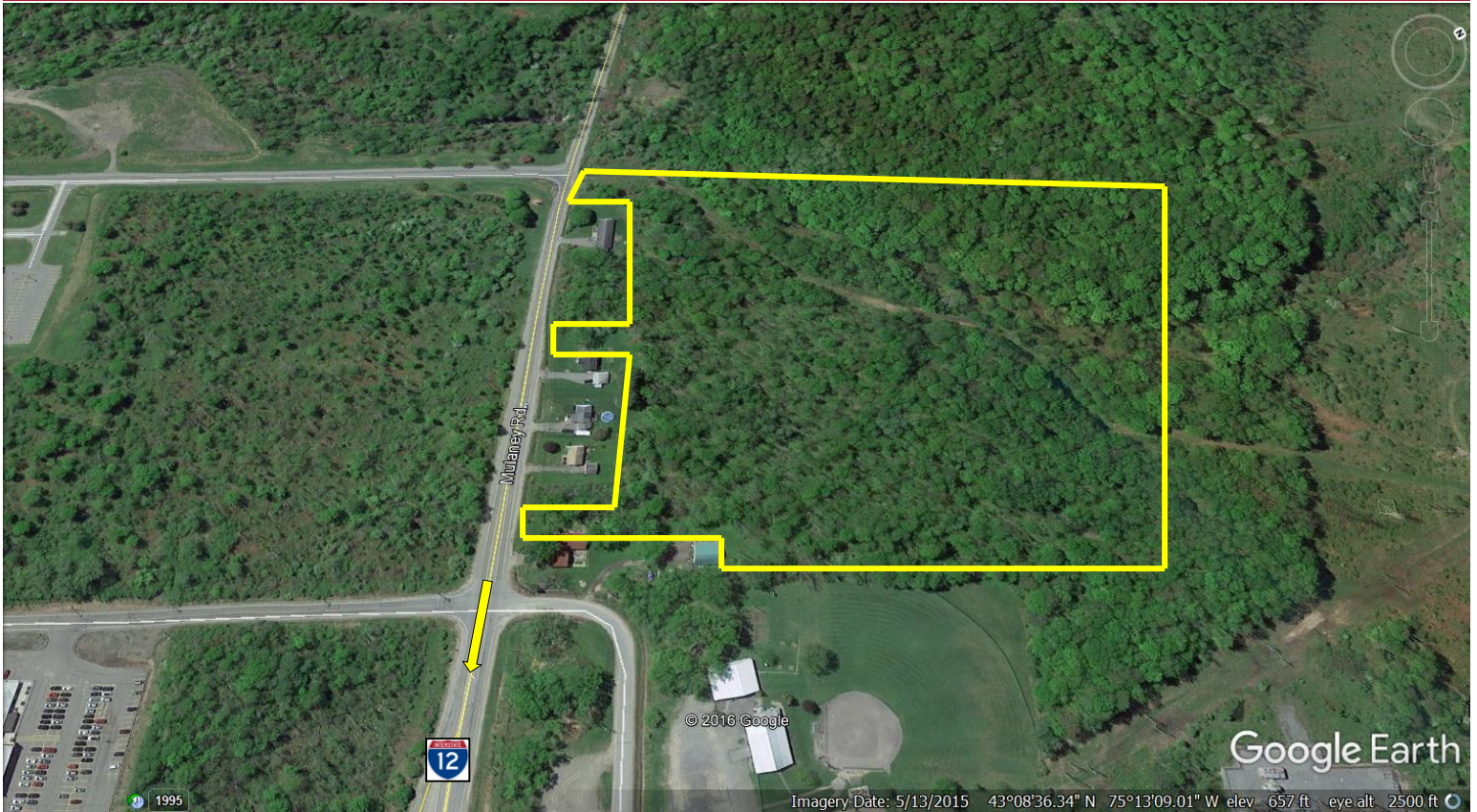


# FOR SALE

Mulaney Road, Marcy, New York



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



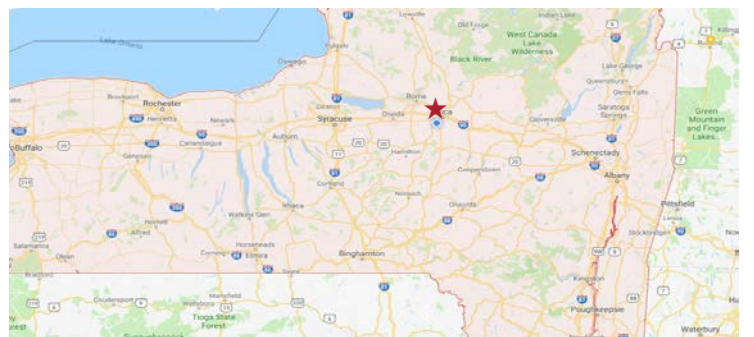
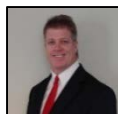
## PROPERTY HIGHLIGHTS

21 +/- acres development parcel with close proximity to SUNY Poly and NYS Nanotechnology. Excellent location convenient to areas major roadways and minutes from downtown Utica.

## KEY FEATURES

- Development Opportunity
- Adjacent to SUNY Poly and Nanotechnology

Patrick V. Agen  
Licensed Associate Real Estate Broker  
315.736.1555 x 304  
dpavia@PaviaRealEstate.com



5 Oxford Road  
New Hartford, New York 13413

151 Northern Concourse  
Syracuse, New York 13221

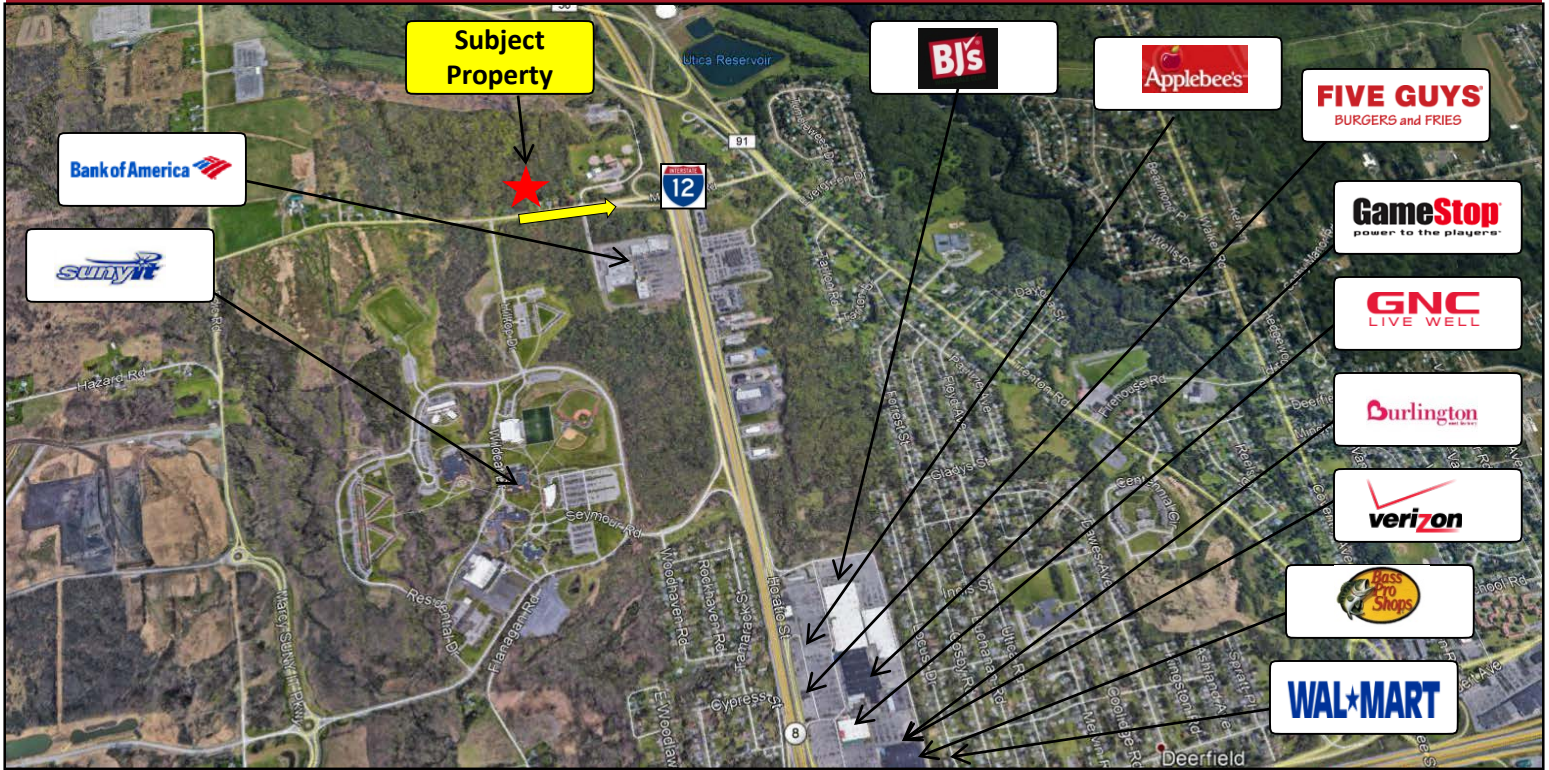
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DEMOGRAPHICS	3 MILE	5 MILE	10 MILE
Population	7,065	62,975	117,528
Households	2,816	24,478	46,838
Average HH Income	\$61,892	\$48,100	\$60,249
Daytime Population			



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# FOR SALE

Mulaney Road, Marcy, New York



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<b>Address:</b>	<b>Mulaney Road</b>	<b>Cross Street:</b>	<b>NYS Route 12</b>
<b>City:</b>	<b>Marcy</b>	<b>Roof Type:</b>	<b>N/A</b>
<b>State:</b>	<b>New York</b>	<b>Zoning:</b>	<b>Business Park</b>
<b>Zip:</b>	<b>13403</b>	<b>FMV/Total Assessment:</b>	<b>\$ 34,5000.00</b>
<b>County:</b>	<b>Oneida</b>	<b>RE Taxes:</b>	<b>TBD</b>
<b>Tax ID:</b>	<b>293.000-1-35</b>	<b>CAM:</b>	<b>N/A</b>
<b>Lease Type:</b>	<b>N/A</b>	<b>Space is Currently:</b>	<b>Vacant Land</b>
<b>Lease Price:</b>	<b>N/A</b>	<b>No. of Floors:</b>	<b>N/A</b>
<b>Sale Price:</b>	<b>\$249,000.00</b>	<b>Bldg. Total SF:</b>	<b>N/A</b>
<b>Year Built:</b>	<b>N/A</b>	<b>Available SF:</b>	<b>N/A</b>
<b>Parking Spaces:</b>	<b>N/A</b>	<b>Retail:</b>	<b>N/A</b>
<b>Land Size/Dimensions:</b>	<b>21.8 +/- Acres</b>	<b>Office:</b>	<b>N/A</b>
<b>Electricity/Amps:</b>	<b>N/A</b>	<b>Warehouse:</b>	<b>N/A</b>
<b>Gas Type:</b>	<b>TBD</b>	<b>Other:</b>	<b>N/A</b>
<b>HVAC:</b>	<b>N/A</b>	<b>Loading Facilities:</b>	<b>N/A</b>
<b>Elevator:</b>	<b>N/A</b>	<b>Ceiling Height:</b>	<b>N/A</b>
<b>Sprinkler:</b>	<b>N/A</b>	<b>Traffic Count:</b>	<b>1,115</b>
<b>Water:</b>	<b>Public</b>	<b>Sewer:</b>	<b>Public</b>



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