

FOR SALE

902-914 Broad Street, Utica, New York

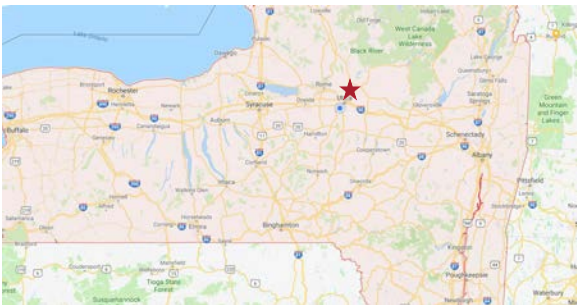


COMMERCIAL REAL ESTATE SALES | LEASING | CONSULTING | DEVELOPMENT | MANAGEMENT



PROPERTY HIGHLIGHTS

The fully equipped Paul DePietro Auto Sales, Repair and Body Shop is available. Main garage has a waste oil furnace, 2- 10,000lb. vehicle lifts, floor drains. Chief frame machine with attachments. Down draft spray booth, NYS Inspection machine and license separately for sale \$18,000.00 along with the property and business sale.



DEMOGRAPHICS	3 MILE	5 MILE	10 MILE
Population	64,906	95,460	147,483
Households	25,461	38,579	58,624
Average HH Income	\$48,607	\$58,579	\$65,962
Daytime Population	71,899	109,211	156,751



Pavia Real Estate Services
5 Oxford Road | New Hartford, NY 13413

John Jweid, Associate Real Estate Broker
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PaviaRealEstate.com

All information furnished, regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, change of price, rental or conditions prior sale, lease or financing or withdrawal without notice

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Address:	902-914 Broad Street	Cross Street:	Kossuth Ave.
City:	Utica	Roof Type:	Pitched
State:	New York	Zoning:	Planned Development R
Zip:	13501	FMV/Total Assessment:	/ \$ 98,700.00
County:	Oneida	RE Taxes & CAM:	\$ 3 5,900.00 +/-
Tax ID:	319.55-1-2,3,16,17,18,19	CAM:	N/A
Lease Type:	N/A	Space is Currently:	Occupied
Lease Price:	N/A	No. of Floors:	1
Sale Price:	\$ 275,000.00	Bldg. Total SF:	5,270 +/-
Year Built:	1975	Available SF:	5,270 +/-
Parking Spaces:	20 +/-	Retail:	5,270 +/-
Land Size/Dimensions:	.62 +/- Acres	Office:	670 +/-
Electricity/Amps:	3 Phase	Warehouse:	N/A
Gas Type:	Natural Gas	Other:	N/A
HVAC:	GFA	Loading Facilities:	No
Elevator:	N/A	Ceiling Height:	12' & 14'
Sprinkler:	In Spray Booth Only	Traffic Count:	N/A
Water:	Public	Sewer:	Public



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