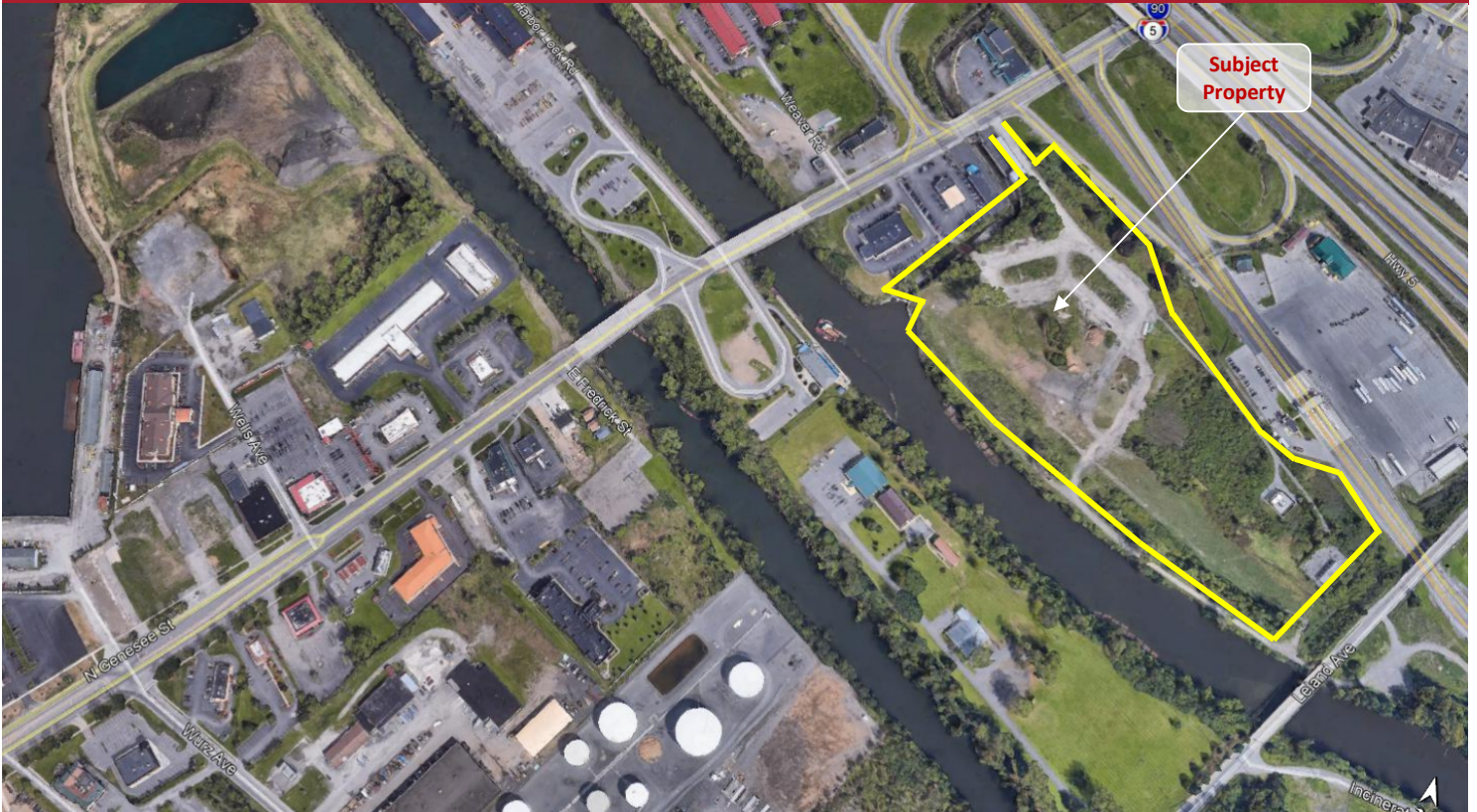


FOR SALE

302 North Genesee Street, Utica, New York



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PROPERTY HIGHLIGHTS

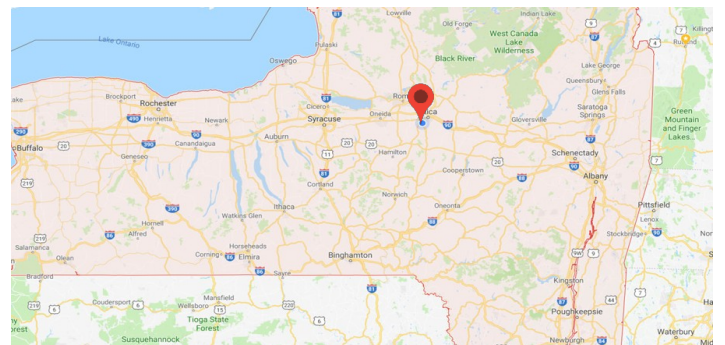
18 +/- acres available with high traffic and visibility. Situated just off the NYS Thruway Exit 31.

KEY FEATURES

- ❑ Development Site
- ❑ Located Along Retail Corridor
- ❑ AADT = 29,877



Dominic Pavia, President
Licensed Real Estate Broker
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5 Oxford Road
New Hartford, New York 13413

151 Northern Concourse
Syracuse, New York 13221

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Demographics	3 Miles	5 miles	10 Miles
Population	67,692	99,325	146,182
Households	26,274	40,164	57,826
Avg. HH Income	\$49,957	\$62,619	\$69,026
Daytime Population	78,240	112,946	157,367



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Address:	302 N. Genesee Street	Cross Street:	NYS Thruway
City:	Utica	Roof Type:	N/A
State:	New York	Zoning:	COM 1
Zip:	13502	FMV/Total Assessment:	\$312,500.00/\$225,000.00
County:	Oneida	RE Taxes:	\$ 14,314.50
Tax ID:	307.17-1-13.2	CAM:	N/A
Lease Type:	N/A	Space is Currently:	Vacant Land
Lease Price:	N/A	No. of Floors:	N/A
Sale Price:	\$ 1,499,000.00	Bldg. Total SF:	N/A
Year Built:	N/A	Available SF:	N/A
Parking Spaces:	N/A	Retail:	N/A
Land Size/Dimensions:	N/A	Office:	N/A
Electricity/Amps:	At Road	Warehouse:	N/A
Gas Type:	Natural Gas	Other:	N/A
HVAC:	N/A	Loading Facilities:	N/A
Elevator:	N/A	Ceiling Height:	N/A
Sprinkler:	N/A	Traffic Count:	29,877
Water:	Public	Sewer:	Public



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