

FOR SALE OR LEASE

310-312 South James Street, Rome, New York



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



PROPERTY HIGHLIGHTS

The former AAA Pick & Pay in Rome is being offered for sale or lease. Great retail location with high traffic and visibility. Located in close proximity to major retailers. Can be used as a warehouse.

KEY FEATURES

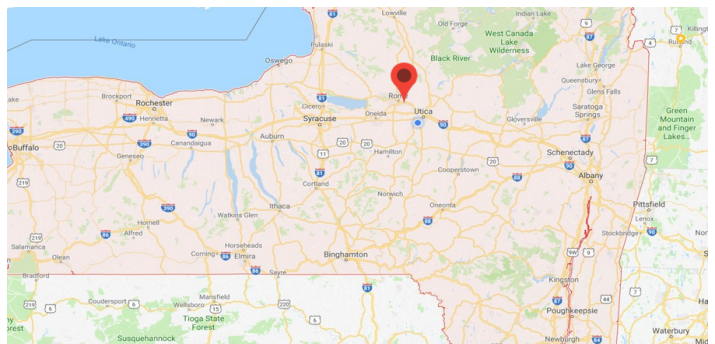
- High Traffic & Visibility
- On-Site Parking



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5 Oxford Road
New Hartford, New York 13413

151 Northern Concourse
Syracuse, New York 13221

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Address:	310-312 South James Street	Cross Street:	Ridge Street
City:	Rome	Roof Type:	Pitched Shingle/Metal
State:	NY	Zoning:	COM 1
Zip:	13440	FMV/Total Assessment:	\$ 100,739.00/\$ 75,000.00
County:	Oneida	RE Taxes:	\$ 4,600.00
Tax ID:	242.065-0002-007.001	CAM:	N/A
Lease Type:	Net of Utilities	Space is Currently:	Vacant
Lease Price:	\$ 2,500.00 per month	No. of Floors:	1
Sale Price:	\$ 270,000.00	Bldg. Total SF:	14,040 +/-
Year Built:	1960	Available SF:	14,040 +/-
Parking Spaces:	20 +/-	Retail:	14,040 +/-
Land Size/Dimensions:	1.82 +/-	Office:	N/A
Electricity/Amps:	3 Phase	Warehouse:	14,040 +/-
Gas Type:	Natural	Other:	N/A
HVAC:	Yes	Loading Facilities:	1 Dock Level 2 Ground Level
Elevator:	No	Ceiling Height:	TBD
Sprinkler:	No	Traffic Count:	7,036
Water:	Public	Sewer:	Public



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