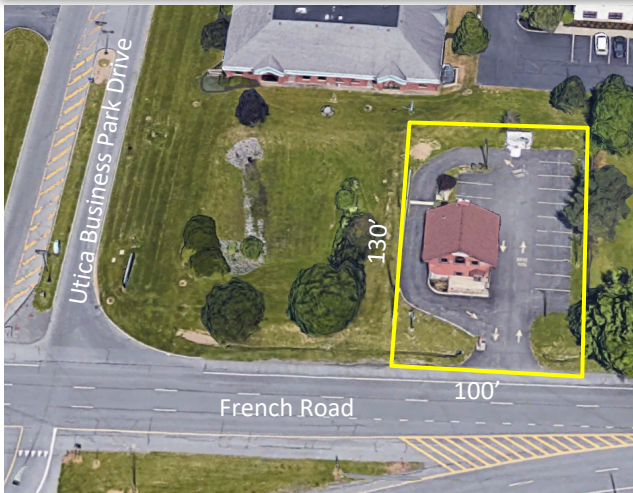


FOR SALE OR LEASE | RESTAURANT SPACE

601 French Road, New Hartford, New York



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



PROPERTY HIGHLIGHTS

- ◆ Former K bagel restaurant immediately available
- ◆ Located on mixed-use corridor
- ◆ Partially equipped with drive-thru
- ◆ Close proximity to Utica Business Park, St. Luke's Hospital, Slocum Dickson Medical Group & Utica College
- ◆ May be converted to an office or retail use

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



John N. Jweid
Licensed Associate Real Estate Broker
315.736.1555 x301
jjweid@PaviaRealEstate.com



5 Oxford Road
New Hartford, New York 13413

151 Northern Concourse
Syracuse, New York 13212

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MAIN: 315.736.1555

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PROPERTY OVERVIEW

Legal Address:	601 French Road New Hartford, New York 13413 Oneida County Town of New Hartford
Nearest Cross Street:	Business Park Drive
Tax Parcel ID:	317.000-2-10
Proximity to Highway:	Adjacent to Routes 8 & 12
Public Transportation Access:	Located on bus line
Parcel Size / Frontage	.30 ± acres / 1,108 ± road frontage
Parking Spaces	15 ± surface lot
Year Built	2008
Total Building Area:	2,250 ± SF
Available Space:	750 ± SF on first, second floors and basement
HVAC:	GFA
Sprinkler System:	No
Utilities:	Public gas, sewer, water & electric
Signage:	Storefront / pylon possible
Ceiling Height:	8-10 ±
Loading Facilities:	None
Zoning:	Commercial (C2)- Retail Business
Sale Price:	\$ 289,000.00
Lease Rate:	\$ 2,500.00
Lease Type:	N-N-N
RE TAXES:	\$ 700.00/month



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