

FOR SALE

1601 Genesee Street, Utica, New York



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



PROPERTY HIGHLIGHTS

Church:

- ◆ 15,810 ± SF
- ◆ Built in 1922
- ◆ Designed by the designers of St. John's Cathedral in NYC
- ◆ Seats approximately 625
- ◆ Flooring hardwood and marble
- ◆ Heated by a 5-zoned steam boiler system-replaced in 2009
- ◆ 46' ± ceilings
- ◆ Sanctuary organ built in 1960 by Casavant Freres, replacement cost estimated at \$1.5 million dollars

Education Wing, Offices & Fellowship Hall

- ◆ 9,490 ± SF
- ◆ Built in 1961



John N. Jweid
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Kitchen & Gymnasium

- ◆ 5,500 ± SF
- ◆ Built in 1961
- ◆ Commercial style kitchen with cafeteria
- ◆ Gymnasium used as community pantry

MacKinnon Mansion:

- ◆ 15,000 ± SF
- ◆ Built in 1898 by industrialist Robert MacKinnon
- ◆ Historic Mansion has very ornate woodworking
- ◆ Living room with hand painted leather wallpaper & wood trim
- ◆ Family room with concave fireplace & painted ceilings
- ◆ Grand hallway is adorned with a mix of oak & cherry wood accents
- ◆ Private family library with fireplace
- ◆ Grand staircase leads to the main suite with seating & access to exterior balcony
- ◆ 3rd floor dance hall with stage and/or meeting room
- ◆ Tall pillared courtyard that leads to Genesee Street
- ◆ Alarm system with newly installed fire control system



5 Oxford Road
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151 Northern Concourse
Syracuse, New York 13212

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Church



Mansion



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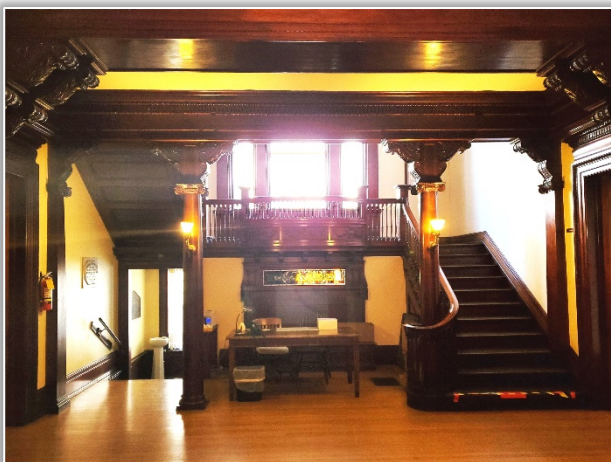
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PROPERTY OVERVIEW

Common Name:	First Presbyterian Church
Legal Address:	1601 Genesee Street Utica, New York 13501 Oneida County City of Utica
Nearest Cross Street:	Faxton Street and Scott Street
Tax Parcel ID:	318.71-2-39
Proximity to Highway:	.65 ± mile from Route 5, 8 and 790
Public Transportation Access:	Located on bus line
Parcel Size / Frontage	1.49 ± acres / 251' ± road frontage
Parking Spaces	65 ± surface lot
Year Built	1898 Mansion / 1921 Church / 1961 Education wing
Total Building Area:	45,800 ± SF
Available Space:	15,810 ± SF Church, 15,000 ± SF Mansion, 9,490 ± SF Education, 5,500 ± SF Pantry/Gym
Heating:	HW Steam
Sprinkler System:	No
Utilities:	Public gas, sewer, water & electric
Signage:	Pylon
Ceiling Height:	8 - 47' ± in anchor / varied in other spaces
Loading Facilities:	No
Zoning:	OA- Office Apartment
Sale Price:	\$ 759,000.00
Lease Rate:	N/A
Lease Type:	N/A
RE TAXES:	Exempt



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