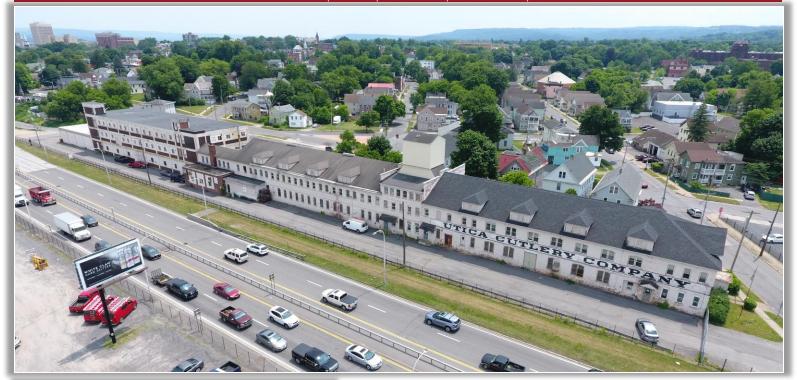
FOR SALE OR LEASE | INDUSTRIAL OR REDEVELOPMENT

824 Noyes Street, Utica, New York



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







Dominic Pavia, President Licensed Real Estate Broker 315.736.1555 x300 Office Dpavia@PaviaRealEstate.com



Kevin Valenti Licensed Associate Real Estate Broker 315.736.1555 x 303 <u>kvalenti@PaviaRealEstate.com</u>

PROPERTY HIGHLIGHTS

Building Size: 81,180 ± SF Parcel Size: 2.23 ± acres Parking Spaces: 86 ± Zoning: Industrial

 ${\sf Tax\,ID\,\#:\,318.55\text{-}1\text{-}20,\,318.56\text{-}3\text{-}1.1,\,318.56\text{-}3\text{-}1.2,\,318.56\text{-}3\text{-}2,\,318.56\text{-}3\text{-}3,\,318.56}}$

3-4, 318.56-3-5, 318.55-1-21, 318.55-2-22 & 318.55-1-23

Sale Price: \$1,250,000.00

Sale Price: **PRICE REDUCED!** \$1,250,000.00 **NOW** \$999,999.00

Lease Price: TBD

Taxes: \$43,000.00 ±

 $\label{lem:comments:} \begin{tabular}{ll} \textbf{Comments:} & \textbf{Industrial or redevelopment opportunity in the City of Utica.} \\ \textbf{Three-story 81,810 \pm SF building situated on 2.23 \pm acres. High traffic and visibility along the Utica Arterial providing easy access to I-90, Route 5, and I-90 are the Utica Arterial providing easy access to I-90.} \end{tabular}$

READY TO MAKE A DEAL? CLICK HERE NOW!



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Route 12.