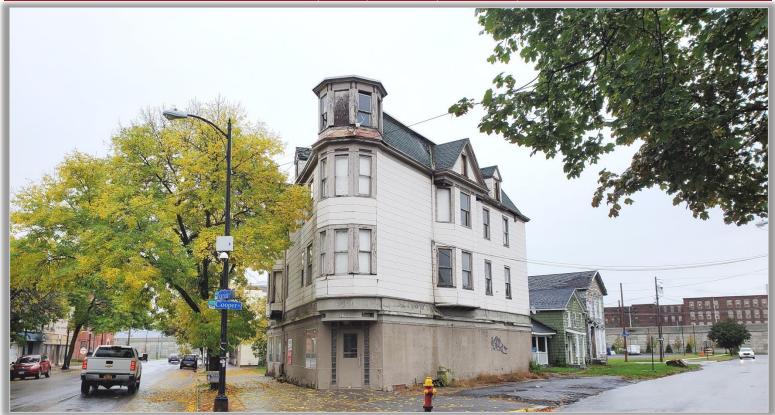
FOR SALE | RE-DEVELOPMENT OPPORTUNITY

613-615,619-625 Varick Street & 702-704 Cooper Street, Utica, New York



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







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

PROPERTY HIGHLIGHTS

Building Size: 7,988 ± SF

Parcel Size: .25 ± acres | 120′ ± Varick & 165′ ± Cooper Street Frontage

Parking Spaces: 15 ±

Zoning: Service Neighborhood Commercial Tax Parcel ID: 318.033-2-70, 71, 72 & 73

Sprinkler: No

Sale Price: \$435,000.00 TAXES: 6,250.00 ±

 $\begin{tabular}{ll} \textbf{Comments:} This prime property in the Brewery District offers 7,988 \pm SF of potential, consisting of mixed-use or commercial building alongside a \\ \end{tabular}$

single-family residence. The single-family home generates an annual

income of 10,200 ± with month-to-month occupancy.

READY TO MAKE A DEAL? CLICK HERE NOW!



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