

FOR SALE OR LEASE | OFFICE BUILDINGS

610-612 Charlotte Street, Utica, New York



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



PROPERTY HIGHLIGHTS

Building Size: 4,113 ± SF

Available Space: **610** Charlotte: 1,726 ± SF | **612** Charlotte 2,387 ± SF

Parcel Size: .10 ± acres

Parking Spaces: 6 deeded spaces plus street parking

Zoning: Central Business District

Tax Parcel ID: 318.50-3-12 & 318.50-3-13

Lease Price: \$1,500.00 - \$1,600.00 Per Month plus utilities & snow removal

Sale Price: **PRICE REDUCED!** ~~\$379,000.00~~ **NOW** \$359,000.00

TAXES: 7,525.00 ±

Comments: Located in the heart of Downtown Utica and adjacent to the Oneida County Court House, State Office Building and walking distance to the new Wynn Hospital. The current floor plan is shared with 612 Charlotte Street and the 3rd floor has loft-style office space overlooking the 2nd floor, with access via spiral staircase.



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