

FOR SALE | MODIFIED GROSS INVESTMENT OPPORTUNITY

1420,1425 & 1430 Lincoln Avenue, Utica, New York



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



PROPERTY HIGHLIGHTS

Building Size: 15,060 ± SF

Parcel Size: 1.35 ± acres

Parking Spaces: 40 ±

Zoning: Industrial

Tax Parcel ID: 318.55-2-11, 318.55-2-11.2, 318.63-2-47 & 318.63-2-48

Sale Price: **PRICE REDUCED!** ~~\$1,895,000.00~~ **NOW** \$1,795,000.00

Cap Rate: 7%

TAXES: Tenant Responsibility

Comments: Caliber Collision modified gross investment opportunity located in Utica, New York. 10-year lease that commenced in 2021 with two five-year renewal terms. Access on Lincoln Avenue with 272' ± road frontage and signage on Route 12, which has 36,000 ± vehicles per day.



John N. Jweid

Licensed Associate Real Estate Broker

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READY TO MAKE A DEAL? CLICK HERE NOW!



5 Oxford Road
New Hartford, New York 13413

151 Northern Concourse
Syracuse, New York 13212

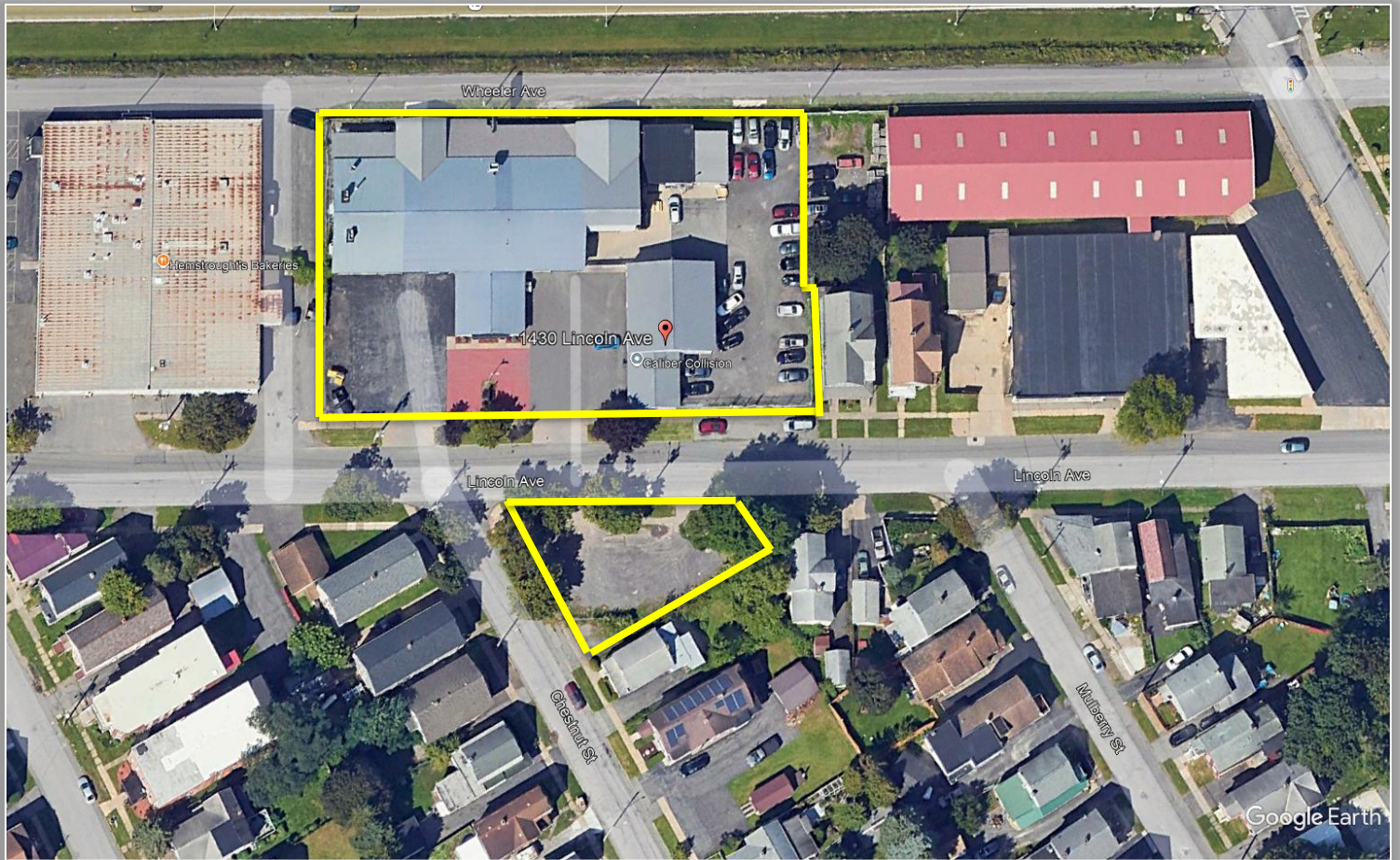
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