

FOR SALE | INVESTMENT OPPORTUNITY

502 Court Street, Utica, New York



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



PROPERTY HIGHLIGHTS

Building Size: 142,176 ± SF

Parcel Size: 2.37 ± acres

Parking Spaces: 94 ±

Zoning: CBD – Central Business District

Tax Parcel ID: 318.41-2-43, 318.41-2-44, 318.41-2-45, 318.41-2-46, 318.41-2-47 & 318.49-1-6./1

Sale Price: \$5,700,000.00

Comments: Investment opportunity located in Downtown Utica, New York. 142,176 ± SF mixed-use building with 11 loft-style apartments and 15 commercial tenants. Property located within the Opportunity Zone, offering numerous tax incentives. Contact broker for P&L.



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
kvalenti@PaviaRealEstate.com



Christopher Flynn
Licensed Associate Real Estate Broker
315.736.1555
chris@PaviaRealEstate.com



5 Oxford Road
New Hartford, New York 13413

151 Northern Concourse
Syracuse, New York 13212

PaviaRealEstate.com
MAIN: 315.736.1555

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LATITUDE

43.10166

LONGITUDE

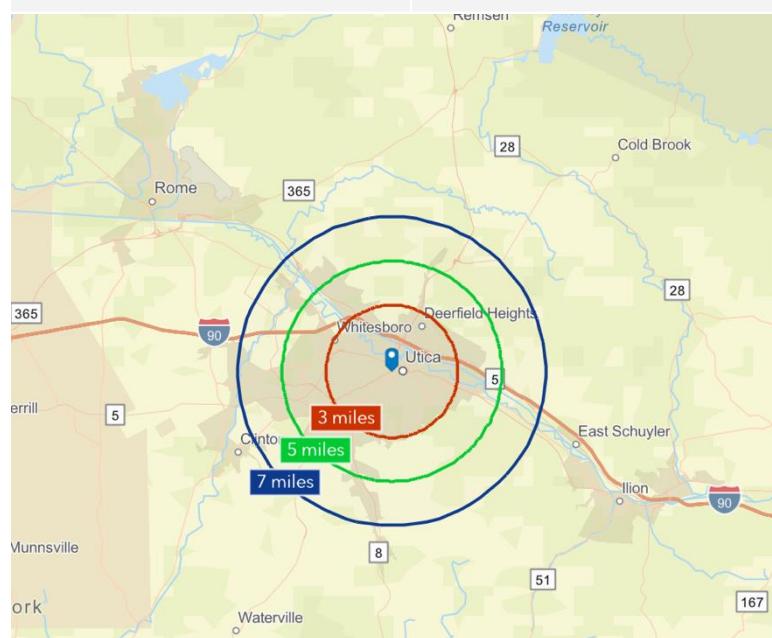
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UTICA, NEW YORK

Utica, New York located in the heart of the Mohawk Valley serves as a regional economic and cultural hub with strong ties to healthcare, education, manufacturing, retail, and technology industry. Utica has an estimated population of approximately 63,660 residents as of 2026. Strategically situated in Central New York, Utica is positioned along the Interstate-90 corridor, approximately 46 miles east of Syracuse and within driving distance of other larger regional centers such as Albany and Rochester, enabling access to broader markets and transportation links for commerce and logistics.

The local employment landscape is anchored by major healthcare and educational institutions, which are among the region's largest employers. Mohawk Valley Health System and Faxton St. Luke's provide significant employment in the healthcare sector, while Utica University, Mohawk Valley Community College and SUNY Polytechnic Institute contribute to the education sector and workforce development. The city is home to the internationally recognized Munson-Williams-Proctor Arts Institute, the Utica Zoo, Stanley Theatre, The Boilermaker and Saranac Brewery, one of the oldest breweries in the country.

Ongoing downtown enhancements are complemented by projects such as redevelopment at Utica Harbor Point and revitalized cultural districts that attract visitors, tenants, and residents — increasing demand for hospitality, office, and retail space near activity hubs.



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