

FOR SALE OR LEASE

210 Campion Road, New Hartford, New York



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PROPERTY HIGHLIGHTS

Building Size: 6,800 ± SF

Available Space: 3,400 ± SF

Parcel Size: .93 ± acres

Parking Spaces: 24 ±

Zoning: C2 and Manufacturing

Tax Parcel ID: 329.010-2-5

Sale Price: \$650,000.00

Lease Price: \$3,400.00 Per Month Plus Utilities

Taxes: \$7,592.74 ±

Comments: Office building immediately available for sale or lease. The lower level is leased by Girl Scouts of the USA. The upper level is available for lease and owner will consider dividing it into two units consisting of approximately 1,700 ± SF each. Owner is willing to consider making reasonable updates for tenant improvements. Each wing would be \$2,000.00 per month plus utilities. Parcel is separated and has C2 zoning for the office space and manufacturing for the vacant lot.



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