



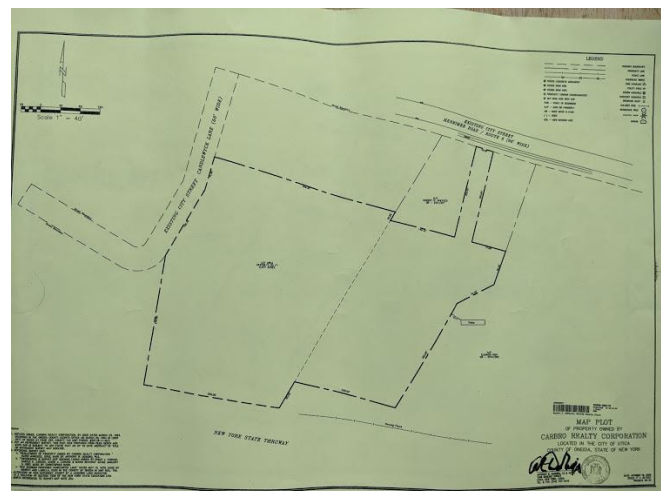
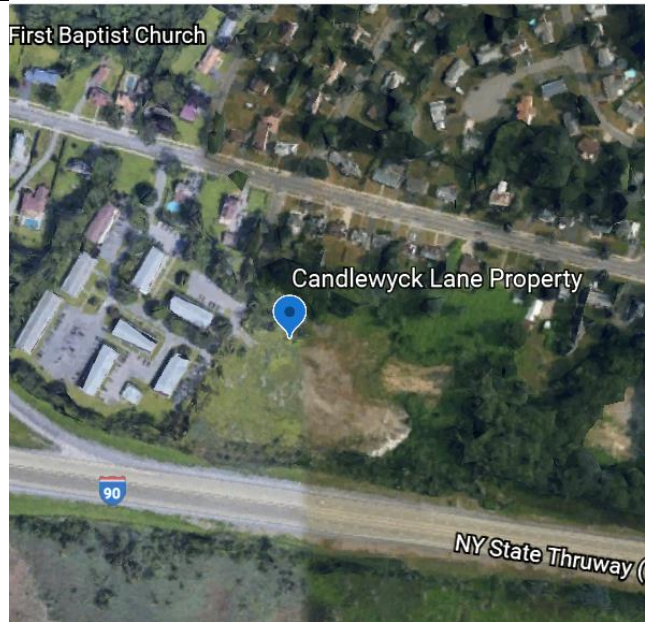
For Sale: Residential Development Opportunity

6.077 acres off Herkimer Road, Utica, NY 13502

For Sale : \$180,000.00

HIGHLIGHTS/KEY FEATURES:

- 6.077 acres of prime residential land in the City of Utica, in desirable north Utica Zoned Planned Unit Residential.
- Frontage on Herkimer Road and Candlewyck Lane.
- Public Utilities in Street.
- Previous approved for 48 unit apartment complex on 4 acres in 1988, but will require new SEQR process and permitting.



RealPro Real Estate Services, 147 Genesee Street, New Hartford, NY 13413 / office: 315-735-4663
Our knowledgeable and dedicated agents are ready to serve you!

Ronald P. Cerminaro,
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All information furnished, regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, change of price, rental, or conditions prior sale, lease or financing or withdrawal without notice.



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**For Sale:
6.077 acres of residential land
in desirable North Utica**

Address:	Herkimer, Road Utica 13502	Cross Street:	Candlewyck ane
City:	Utica	Roof Type:	NA
State:	NY	Zoning:	Plan Unit Residential
Zip:	13502	Assessment:	\$40,000.00
County:	Oneida	RE Taxes:	
Tax ID:	307.18-1-40.3	CAM:	NA
Lease Type:	NA	Space Currently:	Vacant land
Lease Price:	NA	# of Floors:	NA
Sale Price:	\$180,000.00	Bldg. Total SF:	NA
Year Built:	NA	Available SF:	NA
Parking Spaces:	NA	Retail:	NA
Land Size/ Dimensions:	6.077 acres; irregular	Office:	NA
Electricity/Amps:	Available on Street	Warehouse:	NA
Gas Type:	Available On Street	Other:	NA
HVAC:	NA	Loading Facilities:	NA
Elevator:	NA	Ceiling Height:	NA
Sprinkler:	NA	Traffic Count:	
Water:	Public Available	Sewer:	Public Available

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