



## For Sale: Historic Mixed-Use Building

Great redevelopment opportunity at the nexus of downtown and Bagg's Square.

702-704 Bleecker Street (SE cor. with Mohawk St), Utica, NY 13501

ASKING \$ 130,000.00

### NOW AVAILABLE:

**Two-story (4713 SF) historic brick mixed-use building one of the most visible corners in the area (SE corner of Bleecker and Mohawk), less than a mile (.7) from both Genesee Street and Utica Union Station/Bagg's Square.**

### HIGHLIGHTS/KEY FEATURES:

- **Single tenant building used as a pharmacy, ready for redevelopment.**
- **Zoned Neighborhood Commercial extension permitted uses to suit many mix use application.**



*Our knowledgeable and dedicated agents are ready to serve you!*

**Ronald P. Cerminaro,**  
 NYS Licensed Associate Real Estate Broker  
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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:  
 Historic Mixed-Use Building**

702-704 Bleecker Street (SE cor. of Mohawk St), Utica, NY 13501

<b>Address:</b>	702 -704 Bleecker Street	<b>Cross Street:</b>	Mohawk
<b>City:</b>	Utica	<b>Roof Type:</b>	Flat
<b>State:</b>	NY	<b>Zoning:</b>	Neighborhood Commercial
<b>Zip:</b>	13501	<b>Assessment:</b>	\$58,500
<b>County:</b>	Oneida	<b>RE Taxes:</b>	\$ \$3,904.00
<b>Tax ID:</b>	319.53-1-11	<b>CAM:</b>	NA
<b>Lease Type:</b>	NA	<b>Space Currently:</b>	Vacant
<b>Lease Price:</b>	NA	<b># of Floors:</b>	2
<b>Sale Price:</b>	\$130,000.00	<b>Bldg. Total SF:</b>	4,723 SF
<b>Year Built:</b>	Ca. 1890s	<b>Available SF:</b>	4,723 sf
<b>Parking Spaces:</b>	4	<b>Retail:</b>	2,247 SF
<b>Land Size/ Dimensions:</b>	39 x 100	<b>Office:</b>	NA
<b>Electricity/Amps:</b>	4 Meter	<b>Warehouse:</b>	NA
<b>Gas Type:</b>	Natural	<b>Other: Storage</b>	2,466 sf
<b>HVAC:</b>	Gas Forced Air 1 st Floor	<b>Loading Facilities:</b>	NA
<b>Elevator:</b>	NA	<b>Ceiling Height:</b>	Varies
<b>Sprinkler:</b>	NA	<b>Traffic Count:</b>	Over oned

<b>Water:</b>	Public	<b>Sewer:</b>	Public

**RealPro Real Estate Services, 147 Genesee Street, New Hartford, NY 13413**  
**Tel: 315-735-4663**

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