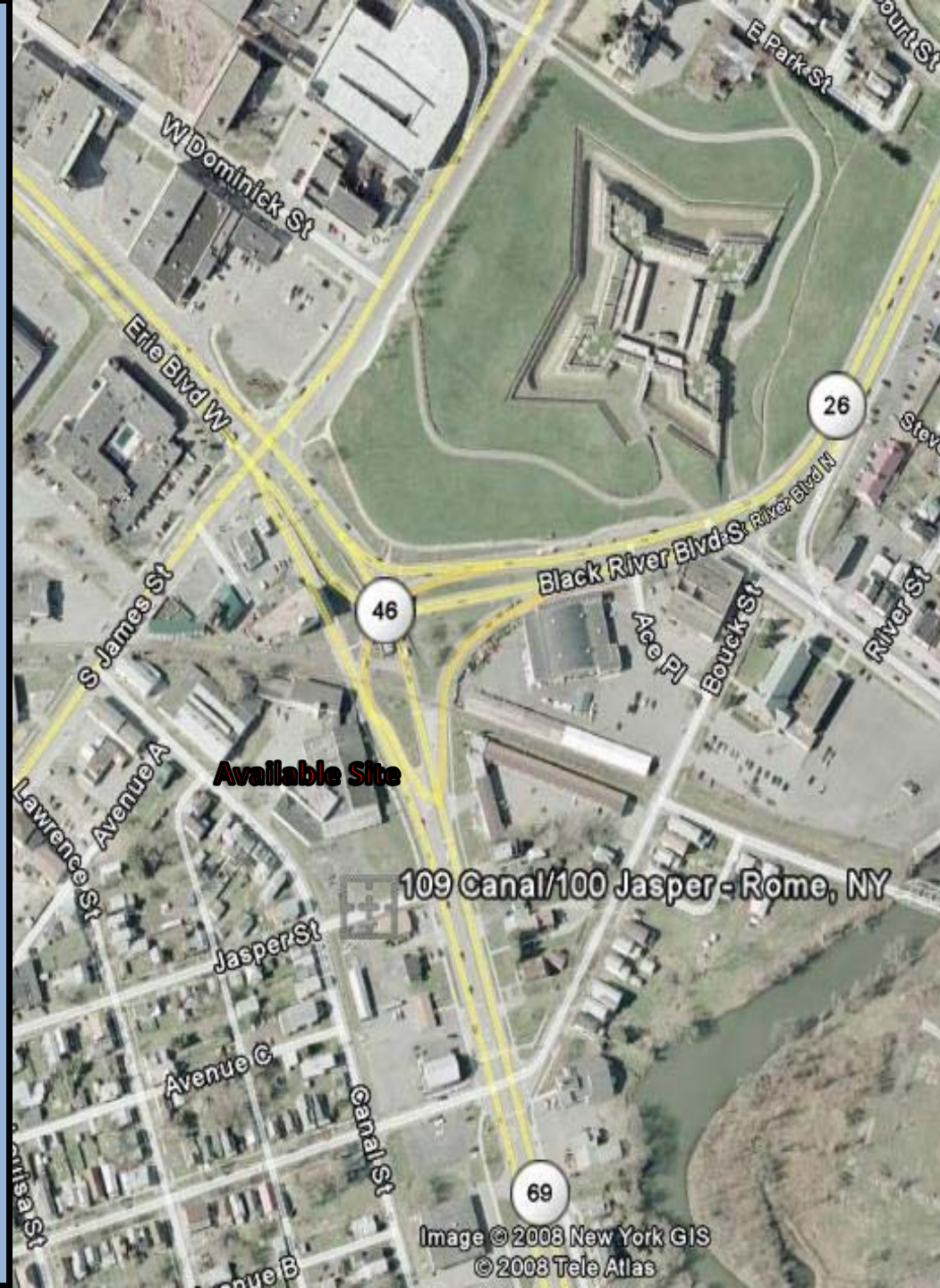


Royal Realty

"Serving You With Excellence"

109 Canal Street, Rome NY

- Perfect location for hotel
- At the entrance of the City of Rome
- Downtown amenities within a short drive
- Priced to sell
- Demolition of existing building negotiable



200802007 109 CANAL ST

ROME

\$2,850,500

COMMERCIAL

Near/Between ERIE BLVD W

ROME

Lot Size = 200X000

Acres =

Use : WAREHOUSE

Tax Map : 242.066-0001-001

Original Price : \$2,850,500



BUILDING SQUARE FEET

Appx. Building : 55000
Office : 0
Warehouse : 0
Retail : 0
Manufacturing : 0
Lot : 0

Age : 78
Stories : 3
Units : 1
Parking Spcs : 0
Ceiling Height : 0
Ovhd Doors : 0
Height OvHd Dr : 0

County : ONEIDA
School : ROME
Ext. Appear :
Int. Appear :
Possession : CLOSING
Roof : ASPHALT,METAL
Basement : FULL

FINANCIAL

Assessment = \$118,500
Civ/Assmt = \$0
School Taxes = \$3,200
County Taxes = \$1,000
Village Tax = \$0
Special Tax = \$0
Total Taxes = \$4,200

Net Income = \$0
Annual Gross = \$0
Lease/Month = \$0

EXPENSES/YEAR

Insurance = \$0
Water = \$0
Elec/Gas = \$0
Maintenance = \$0
Management = \$0
Other = \$0

CIA

06/10/2008

Heat : GAS
Heating Svstms : 0
Sewer : PUBLIC INSTALLED
Electricity : 3 PHASE,220 VOLTS
Electric Meters : 0
Amps :
Flooring : CONCRETE
Cooling : HEAT PUMP
Cooling Svstms : 0
Gas : NATURAL GAS
Gas Meters : 0
Water : PUBLIC INSTALLED
Water Meters : 0
Exterior : BLOCK

Envir. Assess. Available Phase 1 : No
Envir. Assess. Available Phase 2 : No

Loan Balance = \$0
Loan Payment = \$0

Loan Rate = \$0
Loan Expiration = N/A

Tenant Pays :

EXTRAS :

INFO WITH BROKER :

REMARKS : THIS CONSISTS OF TWO PARCELS - 109 CANAL ST AND 100 JASPER ST. PERFECT LOCATION FOR A HOTEL. ENTRANCE INTO THE CITY WITH ALL THE AMENITIES NEAR BY. POSSIBLE DEMO OF EXISTING STRUCTURE HELP BY CITY PROGRAMS!

OWNER : ROLLERAD CORP
SALES AGENT: ROB L SAVOY (0127)
OFFICE : ROYAL REALTY (RORE01)
OFFICE EXCLUSIVE: N

PHONE :(315)337-2229
PHONE :(315)337-2229

CS/B : 2 CB/A : 2 Agency : ERTS
CB/B : 2 Status : ACTIVE

OCC : TENANT
SHOW : BY APPOINTMENT