

9,399 SQUARE FOOT FACILITY AVAILABLE

With a 3,801 square foot bonus auditorium

253 Genesee Street.....Downtown Utica, NY



Building size:	9,399 square feet of office area and a 3,801 square foot auditorium	Water:	Service available through Upper Mohawk Valley Water Authority
Dimensions:	Level rectangular corner parcel with 58 feet of frontage along Genesee Street and 166 feet of frontage along Hopper Street, containing .20 acres	gas & electric:	Service available through Niagara Mohawk Power Corporation
Lot Size:	52 x 162	Telecommunications:	Fiber and telecom ready
Paved parking:	Paved parking area able to accommodate 15+ vehicles	Zoning:	CBD - Central Business District
Condition:	Good	PERMITTED USES:	Retail Sales, Bars, Banks, Professional Offices, Museums, Art Galleries, Sidewalk Vendors, Restaurants, Cafes
Date of Construction:	1950 Improved by a 90 +/- year old three story masonry building on a full basement	REAL ESTATE DESCRIPTION:	Also in the heart of the City's Scenic & Historic District, the Central Business District provides any incoming business with a wide variety of opportunities and uses, in addition to being within walking distance of local, state, and federal government buildings and courthouses, as well as retail, restaurant, banking, and entertainment establishments.
Construction:	Floors: Hardwood and carpeting Walls: plaster, wood paneling, Drywall Roof: flat-rolled		
Office:	<u>First level</u> - 6,050 square feet 8 offices, a break room, (2) half baths, reception area and a waiting room. <u>Second level</u> – 2,249 square feet 5 offices, remainder 3,801 square foot auditorium with large stage, dressing rooms and balcony	Features: Additional Information:	4 fireplaces on the first floor 2 fireplaces on the second floor 1 fireplace in the auditorium Security system and fire alarms

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*This site is in an Empire Zone,
which provides many tax benefits and incentives.*



The City of Utica is proud and ever mindful of our rich and diverse cultural heritage as we meet the challenges of the 21st Century. Strategically located in Oneida County (within the heart of the Mohawk Valley) & within 500 miles of 17 of the top 50 U.S. markets, the City of Utica has many attributes that make it the ideal location for business and raising a family. The City of Utica is geographically located in the center of New York State and lies along New York Interstate 90. Genesee Street is the major thoroughfare in Utica running from the Town of Deerfield to the north and the Town of New Hartford to the south and divides the city east and west.

Downtown Utica is located approximately 1.0 miles from the Thruway exit.

FOR INFORMATION CONTACT:



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