



*Royal Realty*

*"Serving You With Excellence"*

**328 Ridge Street, Rome NY**

- 50,000 square feet
- Warehouse
- Access to active rail
- Situated on 2.4 acres
- Located in an Empire Zone
- Partially heated
- Will lease or sell



200800447 328 RIDGE

ROME

\$750,000

COMMERCIAL

Near/Between: GEORGE

ROME

Lot Size = 120X640

Acres = 2.4

Use : MANUFACTURING

Tax Map :

Original Price : \$395,000



**BUILDING      SQUARE FEET**

Appx. Building : 63450  
 Office : 0  
 Warehouse : 0  
 Retail : 0  
 Manufacturing : 0  
 Lot : 0

Age : 64  
 Stories : 1  
 Units : 8  
 Parking Spcs : 0  
 Ceiling Height : 0  
 # Ovhd Doors : 0  
 Height OvHd Dr : 0

County : ONEIDA  
 School : ROME  
 Ext. Appear : GOOD  
 Int. Appear : GOOD  
 Possession : CLOSING  
 Roof : ASPHALT,FLAT/TAR  
 Basement : NONE

**FINANCIAL**

Assessment = \$80,000  
 City/Assmt = \$0  
 School Taxes = \$2,119  
 County Taxes = \$658  
 Village Tax = \$0  
 Special Tax = \$0  
 Total Taxes = \$2,777

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**

**06/15/2008**

Heat : FORCED AIR  
 # Heating Systems : 0  
 Sewer : PUBLIC INSTALLED  
 Electricity : 3 PHASE  
 # Electric Meters : 0  
 Amps :  
 Flooring : CONCRETE  
 Cooling : HEAT PUMP  
 # Cooling Systems : 0  
 Gas : NATURAL GAS  
 # Gas Meters : 0  
 Water : PUBLIC AVAILABLE  
 # Water Meters : 0  
 Exterior : BLOCK,BRICK

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 :** THE POSSIBILITIES ARE ENDLESS WITH THIS BUILDING.....A MUST SEE!!!!!! HIGH DESIRABILITY! !!!! ONE WHOLE CITY BLOCK!!! OWN RAIL SYSTEM!

OWNER : HOKE

SALES AGENT: ROB L SAVOY (0127)

OFFICE : ROYAL REALTY (RORE01)

OFFICE EXCLUSIVE: N

CS/B : 2      CB/A : 2

CB/B : 2

Agency : ERTS  
 Status : ACTIVE

OCC : VACANT  
 SHOW : KEY,BY APPOINTMENT

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