

# 7.94 ACRES OF VACANT COMMERCIAL LAND

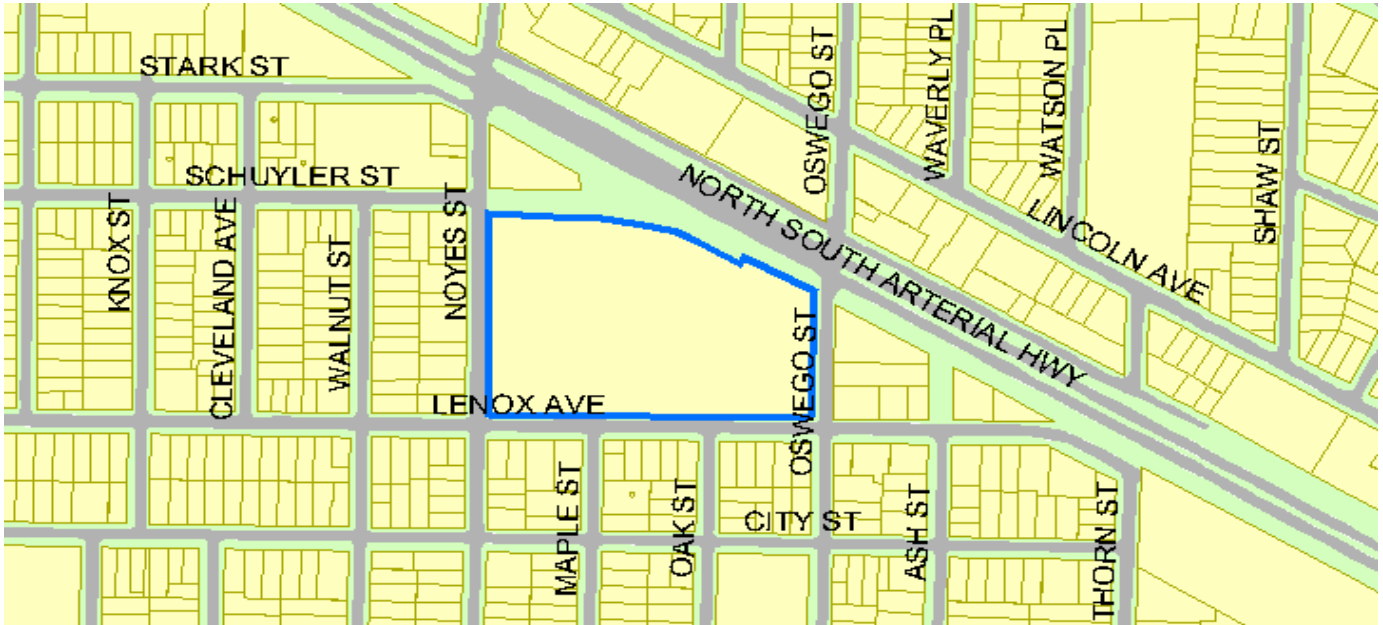
Former Bossert site..... Utica, NY



<b>Lot size:</b>	<b>7.94 Acres</b>	<b>Water:</b>	<b>Service available through Upper Mohawk Valley Water Authority</b>
<b>ZONING :</b>	<b>PDE - Planned Development Extraordinary</b>	<b>gas &amp; electric:</b>	<b>Service available through Niagara Mohawk Power Corporation</b>
<b>PERMITTED USES:</b>	<b>A development in which the proposed uses of interior and exterior spaces, although diverse or mixed, bear extraordinary design qualities and functions not ordinarily encountered in normal development.</b>	<b>Telecommunications:</b>	<b>Utica area has State-of-the-art communications services</b>
<b>REAL ESTATE DESCRIPTION:</b>	<b>The allowed uses within a Planned Development Extraordinary District are only limited by the imagination of the developer. Previous PDE projects include a business park, a free-standing drugstore and professional offices.</b>	<b>Power:</b>	<b>Service available through Niagara Mohawk Power Corporation</b>
<b>Access:</b>	<b>Road: Centrally located in the heart of Utica, directly off of North/South Arterial (NYS Routes 5/8/12), NYS Route 5A, and two miles from the NYS Thruway (I-90).</b>	<b>Possession:</b>	<b>Pending approval</b>

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