

90,000 ± SF Industrial Mixed-Use Sale

Property Highlights

- Excellent redevelopment opportunity of this four (4) story mill style building located within the City of Utica.
- The building consists of approximately 90,000 SF and is situated on 1.70 acres.
- Open floor plates and location provide a great opportunity for conversion to apartments, hotel, offices, or retail.
- For additional information and tours, please contact Jeff D'Amore at (315) 725-3510.

Demographic	1 Mile	3 Miles	5 Miles
Population	14,058	67,174	97,769
Households	5,612	26,066	39,536
Average Income	\$42,378	\$58,433	\$70,804
Daytime Employees	13,939	37,667	59,559

Source: ESRI Business Analyst 2018

Traffic Counts	
Broad Street	11,489 AADT

Source: NYS DOT 2015



INDUSTRIAL FOR SALE

For more information, please contact:

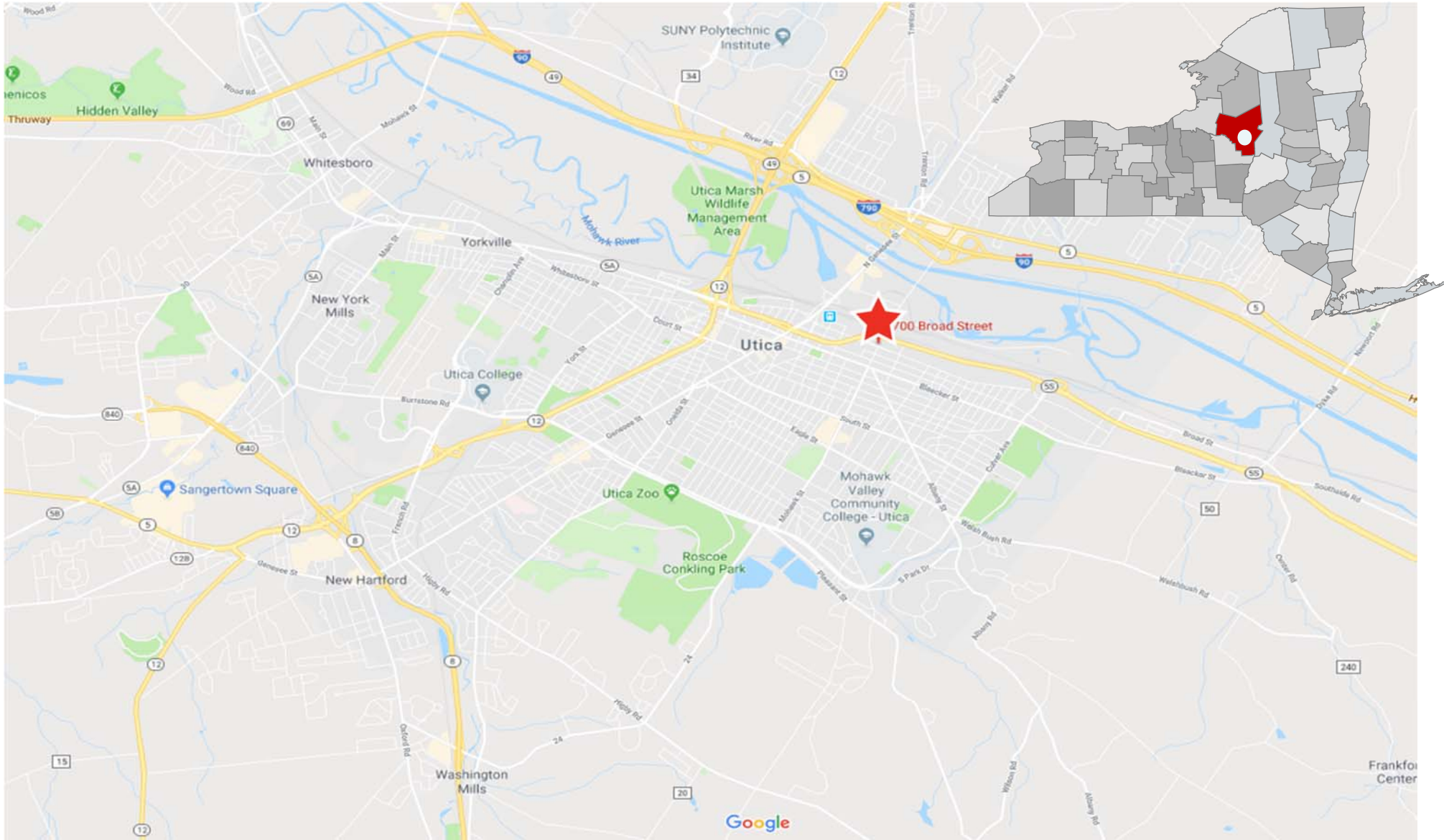
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FOR SALE
700 Broad Street
Utica, NY 13501

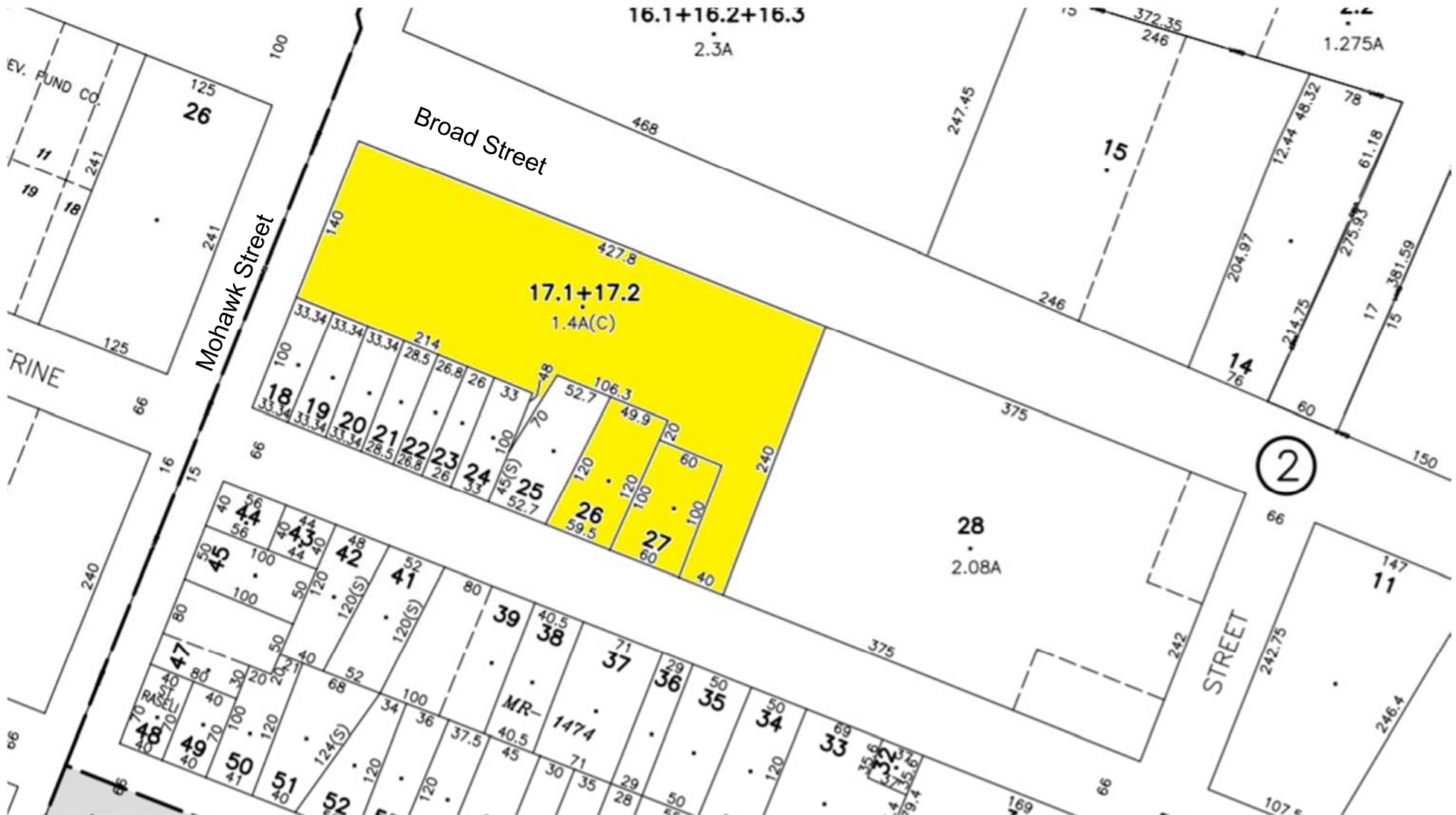


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Location Map – City of Utica, County of Oneida, NY

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Tax Map (Approximate Plot Lines, Subject to Verification of Survey)
City of Utica, NY Tax ID's 319.9-2-17.1, 17.2, 26.0 & 27.0

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