

FOR SALE

260, 268-272 & 274 North Main Street
 Herkimer, NY13350



Apartment Portfolio Sale

Property Highlights

- Value add apartment portfolio located in the heart of Herkimer and within an Opportunity Zone.
- Portfolio consists of 61 units and 7 retail spaces throughout 3 buildings (260, 268-272 and 274 North Main Street).
- Please contact James Furney at 315-225-8571 or Jeffrey D'Amore at 315-725-3510.

Demographic	3 Mile	5 Miles	10 Miles
Population	16,104	27,647	43,357
Households	6,722	11,385	17,645
Average Income	\$53,793	\$59,273	\$61,476
Daytime Employees	9,524	11,340	15,673
Source: ESRI Business Analyst 2018			



For more information, please contact:

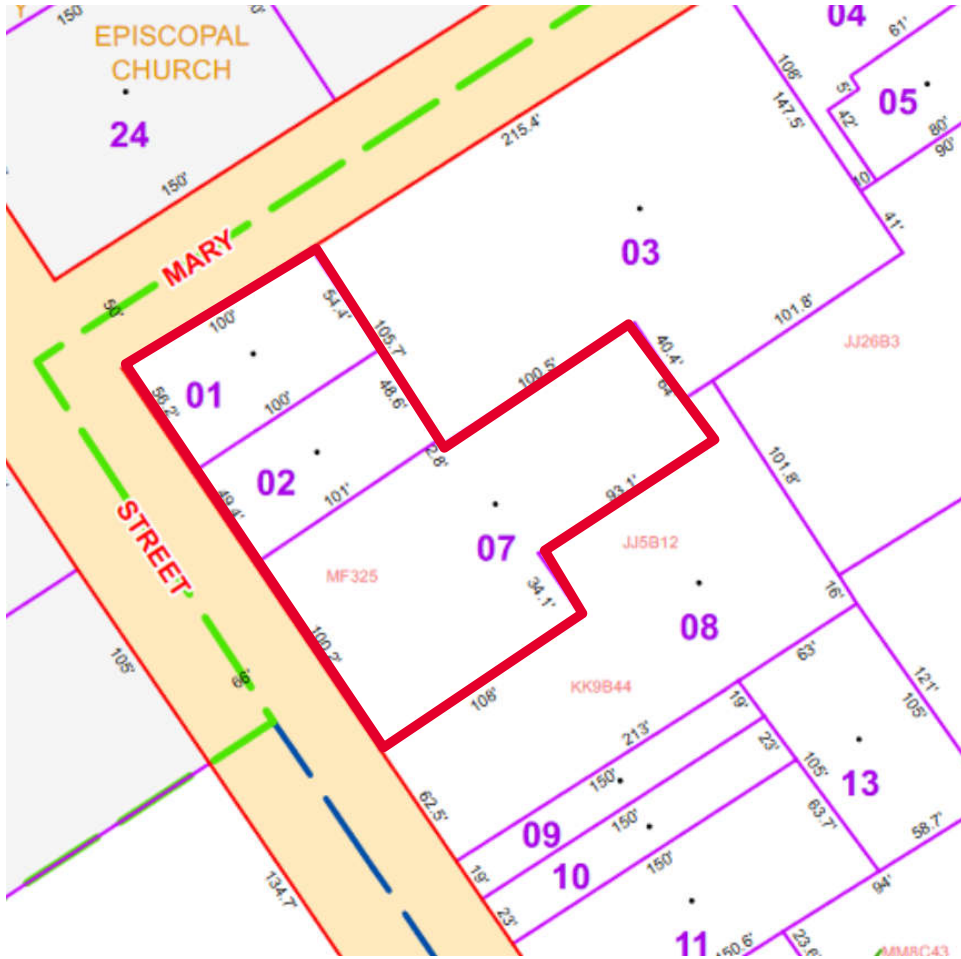
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City of Herkimer Tax ID's 120.25-2-1, 2 & 7



All Plot Lines Subject to Verification of Survey



Pyramid Brokerage
Company

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260 N. Main Street Herkimer, NY 13350

Property Highlights

- 4 story building - 1st floor retail - 2nd, 3rd, 4th, floor apartments
- 21 apartments - 9 one bedrooms and 12 two bedrooms
- 5 retail spaces include:
 - Dance studio
 - Photography Shop
 - Landlord's Management Office
 - Vacant Barbershop
 - Vacant Retail

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268-273 N. Main Street Herkimer, NY 13350

Property Highlights

- 3 story building - 1st floor retail with 2nd and 3rd floor apartments
- 16 studio apartments with gas units in all units (National Grid) and tenant pays electric
- 2 retail spaces include
- Vacant coffee shop
- Vacant retail

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274 N. Main Street Herkimer, NY 13350

Property Highlights

- 4 story building
- 24 units - 10 one bedroom - 12 two bedroom - 2 three bedroom
- Landlord pays all utilities except electric.
- No retail space

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