



Delbert Ball
Keller Williams Mohawk Valley Realty
delbertball@kw.com
Ph: 315-868-3933 or 315-459-6607



Cross Property 360 Property View

110 East State St, Herkimer-Village-213001, NY 13350

Listing



MLS#: **S1705566** Commercial/Industrial **A-Active**
[110 East State St](#) VR Pricing: **No** List Price: **\$1,800,000**
County: **Herkimer** Zip: **13350**
Town/City: **Herkimer** Pstl City: **Herkimer** Cross St: **S Washington st**
Area#: **Herkimer-Village-213001**
Village: **Herkimer-Village**
Subdivision:
TxMap#: **120.25-4-57 & 58** Acres:
Addl TxMap#: **120.25-4-59 & 60** Lot Front: **463**
City Nghbrhd:
School Dist: **Herkimer** Lot Depth: **214**
Type of Sale: **Normal** Lot Shape: **Rectangular**
High School:
Middle School:
Elem School:
State: **NY - New York** # Attach:
Photo: **21**

Recent Change: **08/09/2026 : NEW : ->A**

Listing Office Information

Offc Name: [Keller-Williams Mohawk Valley \(KLRW010\)](#)
Offc Addr: **5701 Enterprise Pkwy**
East Syracuse, NY 13057
LA Name/ID: [Delbert Ball \(dball\)](#)
LA Email: delbertball@kw.com
LA Dir Phone/Fax: **315-868-3933/315-282-2644**
Owner Name: **F.J.V. Enterprises LLC**
Owner 2:
Owner Addr:

Offc Lic#: **10491203518**
Offc Phone: **315-701-6900**
Offc Fax: **315-282-2644**
LA Cell #: **315-868-3933**
LA Acpts Txt:
LA License #: **10401246417 (NY)**

Seller Attorney:
Listing Type: **Exclusive Right To Sell** Spc Conditions: **No**
Service Type:
Negotiation w/: **Listing Broker Only**
Show Appt/Desc: **Showingtime; Online Showing Service, Owner Occupied, Tenant Occupied**
Private Rmrks: **This property consists of 4 parcels and 2 large buildings 110 E State st and 108 S Washington st. It will be sold as group not dividing them parcels. Prime commercial location corner lot, with long term Dollar General Tenant. Cross posted on S1705568**

Branded VT:
Unbranded VT:
Aerial Drone Video:
Virtual Tour 3D:
Ad Headline:
Ad Copy:
Sub Board: **Mohawk Valley**
Attribution Contact:

Waterfront/Water

Waterfront: **No** Island/Name: **No** Riparian Rgts:
General Information

Category:		Tot Units:		Office SqFt:
Sale Incl:	Land and Building	# Stories:	2.0	Manuf SqFt:
Type Bldg:		# Bldgs:	2	Res SqFt:
Bus Name:		Franchise:	Yes	Retail SqFt:
Bus Type:		Avail Prkg:	50	Leased SqFt:
Elec Svc:		Mx Ceil Hgt:		Wrhse SqFt:
Prop Use:		Mx OH Dr:		Vacant SqFt:
Location:	Business District, Corner			
Floor:		Basement:		
Parking:	50			
Zoning:	c	Loading:		

Public Remarks:

Directions:

Lease Information

#	Avail SF	\$/SqFt	Lease Desc	Lse Trm Remn	SqFt Desc	Mnth Rent
1			Other - See Remarks	Multiple	Triple	\$5,489

Tenant Pays: **Common Area Maintenance, Electric, Heat, Insurance, Janitorial Services, Maintenance, Other**
- See Remarks, Rent, Tax Escalator, Taxes, Utilities, Water

Utilities Information

HVAC Type:	Forced Air	Sewer/Water:	Public Sewer Available, Public Water Connected
HVAC Fuel:	Gas	Boiler Type:	
Electric:		Insulation:	Fiberglass Insulation, Unknown
Energy Eqpt:	None	Septic Location:	
Type of Well:		Well Location:	
Grn Bld Vr Type:			
Grn Indoor Air Q:			
Grn Water Cnsrv:			

Additional Information

Living Qtrs: **Yes/Apartment**
Available Docs: **Deed**
Bldg Misc:
Public Trans:
Total # Residential Units: **1**
Studio:
1 Bed:
2 Bed:
3 Bed: **1**

Docks:
Rooms:
Trk Bays:
Employees:

Yrs Estb:
Seat Cap:

of Leases:
Constr Mtrls:
Roof: **Asphalt, Rubber Membrane**
Accessibility:
Seller Desires: **Cash**

Financial Information

Possible Fin: **Cash, Commercial Loan**
1st Mtg Bal: **\$0**
2nd Mrt Bal: **\$0**
Escrow Agt/Bnk: **KW/MT Bank**
Gross Annl Inc: **\$66,488**
Annl Op Exp:
PriceChg Time: **08/09/2026**
Inc/Exp Info: **Provided By Owner**
Op Exp Incl: **Other - See Remarks**

Equity: **\$1,800,000**
Tax Info:
Assess Val: **\$653,800**
Annl Spc Assess: **\$0**
Net Op Income:

Town/Cnty Tax: **\$6,597**
City/Vil Tax: **\$19,764**
School Tax: **\$16,998**
Total Taxes: **\$43,359**
Orig. List Price: **\$1,800,000**

Display & Occupancy Information

Possession: **At Closing**
Internet: **Yes** Inet St Addr: **Yes** IDX: **Yes** Lockbox Serial #: **AVM: Yes** Blog: **Yes** Realtor.com: **Yes**
Vacancy Rate:

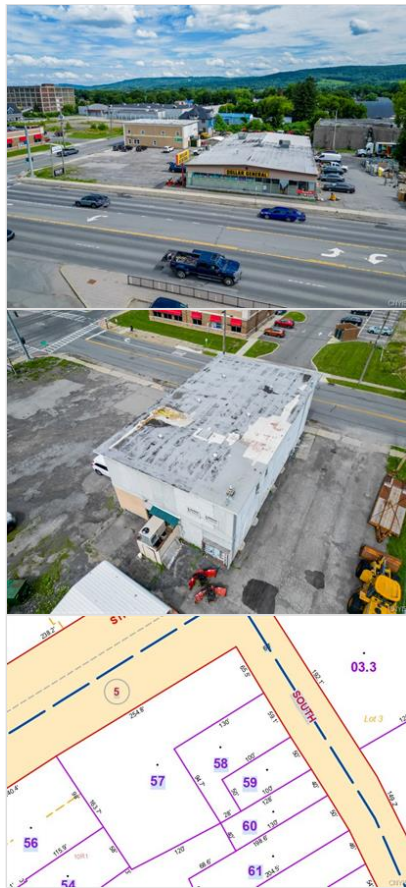
Delbert Ball
NY Licensed R.E. Salesperson

MLS#: **S1705566**
Keller-Williams Mohawk Valley
5701 Enterprise Pkwy East Syracuse, NY 13057

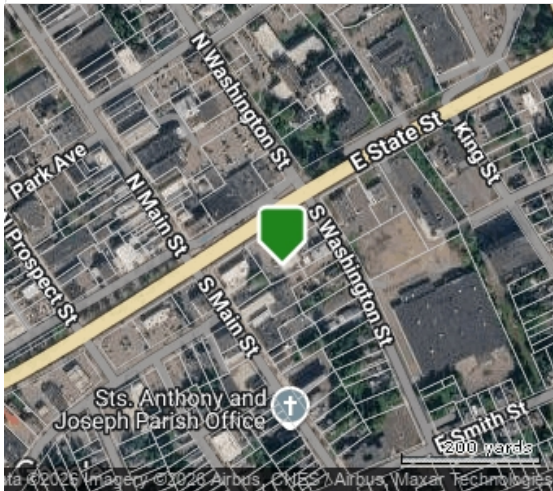
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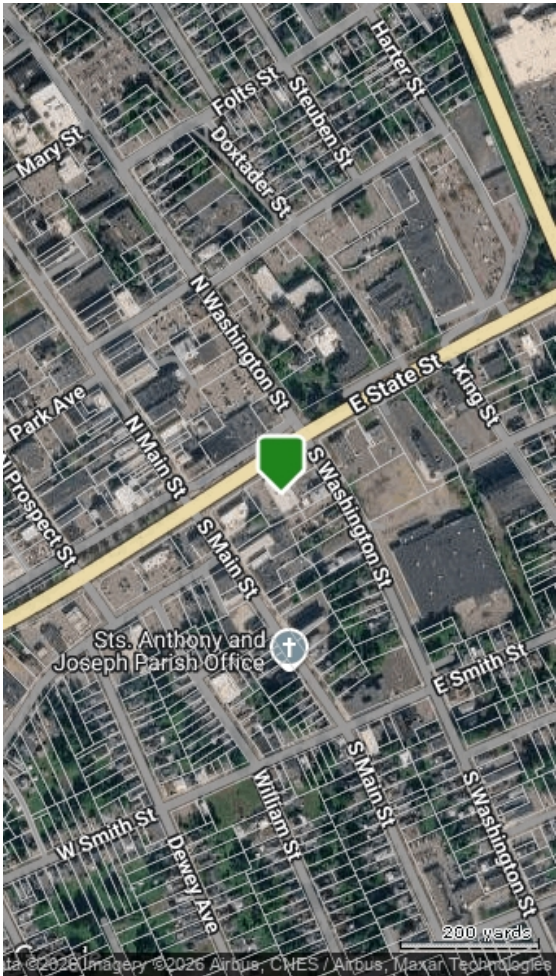
Photos





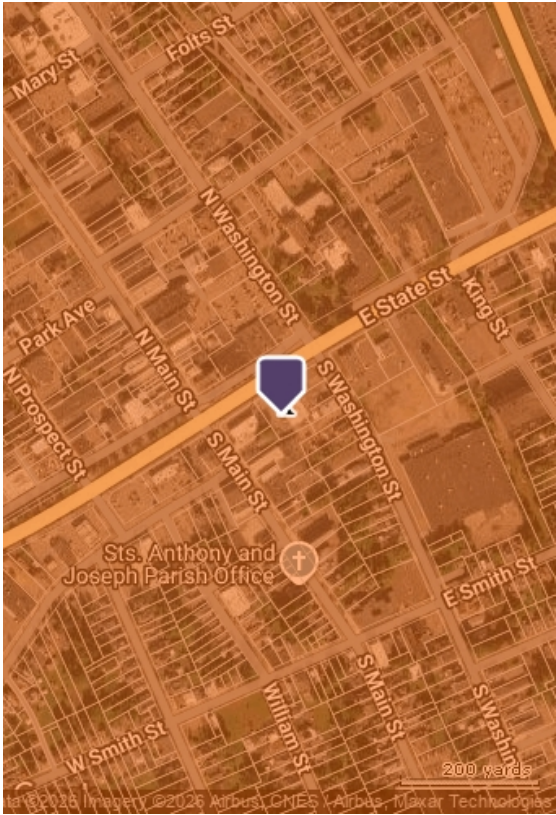
Parcel Map





Flood Map

Flood Zone Code:	X	Special Flood Hazard Area (SFHA):	Out
Flood Zone Date:	06/17/2002	Within 250 Feet of Multiple Flood Zone:	No
Flood Zone Panel:	3603070004C	Flood Community Name:	HERKIMER
Flood Code Description:	Zone X-An Area That Is Determined To Be Outside The 100- And 500-Year Floodplains.		



- Coastal 100-Year Floodway
- Coastal 100-year Floodplain

 **100-year Floodway**  **100-year Floodplain**

 **Undetermined**

 **500-year Floodplain incl. levee protected area**

 **Out of Special Flood Hazard Area**

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