

EXCLUSIVE INVESTMENT OPPORTUNITY – VARICK STREET PORTFOLIO, UTICA, NY

OFFERED AT
\$995,000

BROUGHT TO YOU BY THE TRIFECTA WEALTH TEAM OF
THE O'HARA GROUP

616-620 VARICK STREET

- **PROPERTY CLASS: 425 – BAR COMMERCIAL, 481 – DOWNTOWN ROW**
- **ZONING: NEIGHBORHOOD MIXED-USE**
- **616 VARICK ST: 0.04 ACRE LOT, 5,600 TOTAL SQFT**
- **618 VARICK ST: 0.4 ACRE LOT, 18,240 TOTAL SQFT**
- **TWO ADJACENT BUILDINGS ARE CURRENTLY OPERATING AS FULLY FUNCTIONAL BARS WITH ACTIVE LIQUOR LICENSES AND ESTABLISHED CUSTOMER BASES.**
- **POPULAR GATHERING SPOTS IN UTICA'S SOCIAL SCENE WITH CONSISTENT FOOT TRAFFIC.**
- **GRANDFATHERED-IN INDOOR SMOKING LOUNGE/ROOM.**
- **BUILDINGS FEATURE 2-3 CURRENTLY VACANT STORIES, IDEAL FOR CONVERSION INTO RESIDENTIAL APARTMENTS.**





THE STIEF

618-620 VARICK ST





SICKENBERGER LANE

The image shows the interior of a bar named Sickenberger Lane. The space is characterized by a long, straight bar that runs the length of the room. The walls are covered in vibrant, colorful murals and graffiti, creating a lively and artistic atmosphere. The ceiling is high and industrial, with exposed pipes and various lighting fixtures, including hanging pendant lights and track lighting. The floor is a light-colored, polished surface. The overall aesthetic is modern and creative, reflecting the local art scene.


INDOOR/OUTDOOR BAR – LONGEST STRAIGHT BAR IN NEW YORK STATE

- **PROPERTY CLASS: 425-BAR COMMERCIAL**
- **ZONING: NEIGHBORHOOD MIXED-USE**
- **THE THIRD BUILDING HOUSES THIS LOCALLY RENOWNED BAR KNOWN FOR HAVING THE LONGEST STRAIGHT BAR IN NEW YORK STATE AND GREAT NIGHTLIFE ATMOSPHERE.**
- **INCLUDES A SPACIOUS OUTDOOR PATIO COURTYARD AREA, ENHANCING POTENTIAL FOR SEASONAL EVENTS AND HOSPITALITY USE.**
- **THE BAR IS TEMPORARILY CLOSED DUE TO OWNER RETIREMENT, NOT UNDERPERFORMANCE.**
- **STRONG COMMUNITY INTEREST AND SUPPORT FOR REOPENING, PRESENTING A READY-MADE CUSTOMER BASE.**
- **FEATURES MURALS FROM OVER 30 LOCAL ARTISTS INSIDE AND OUT**

SICKENBERGER LANE 622-624 VARICK ST



608-612 VARICK STREET – THE PARAMOUNT **BUILDING**

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- A three-story brick building with a ground-floor storefront. The building has a light-colored brick facade and a decorative cornice. The ground floor features a large white garage door on the left and a storefront with a blue awning on the right. The second and third floors have multiple windows with decorative lintels. In the background, a taller brick building with a tower and a cross is visible under a blue sky with clouds.
- **PROPERTY CLASS: 481-DOWNTOWN ROW-TYPE MIXED-USE**
 - **ZONING: NEIGHBORHOOD MIXED-USE**
 - **0.05 ACRE LOT, 5,904 TOTAL SQFT**
 - **HISTORIC AND ARCHITECTURALLY SIGNIFICANT STRUCTURE WITH PRIME REDEVELOPMENT POTENTIAL.**
 - **SUITABLE FOR MIXED-USE, RESIDENTIAL, OR BOUTIQUE COMMERCIAL SPACE.**
 - **FIRST FLOOR CURRENTLY RENTED FOR STORAGE.**

611 VARICK STREET-

VACANT LOT

0.05 ACRE LOT



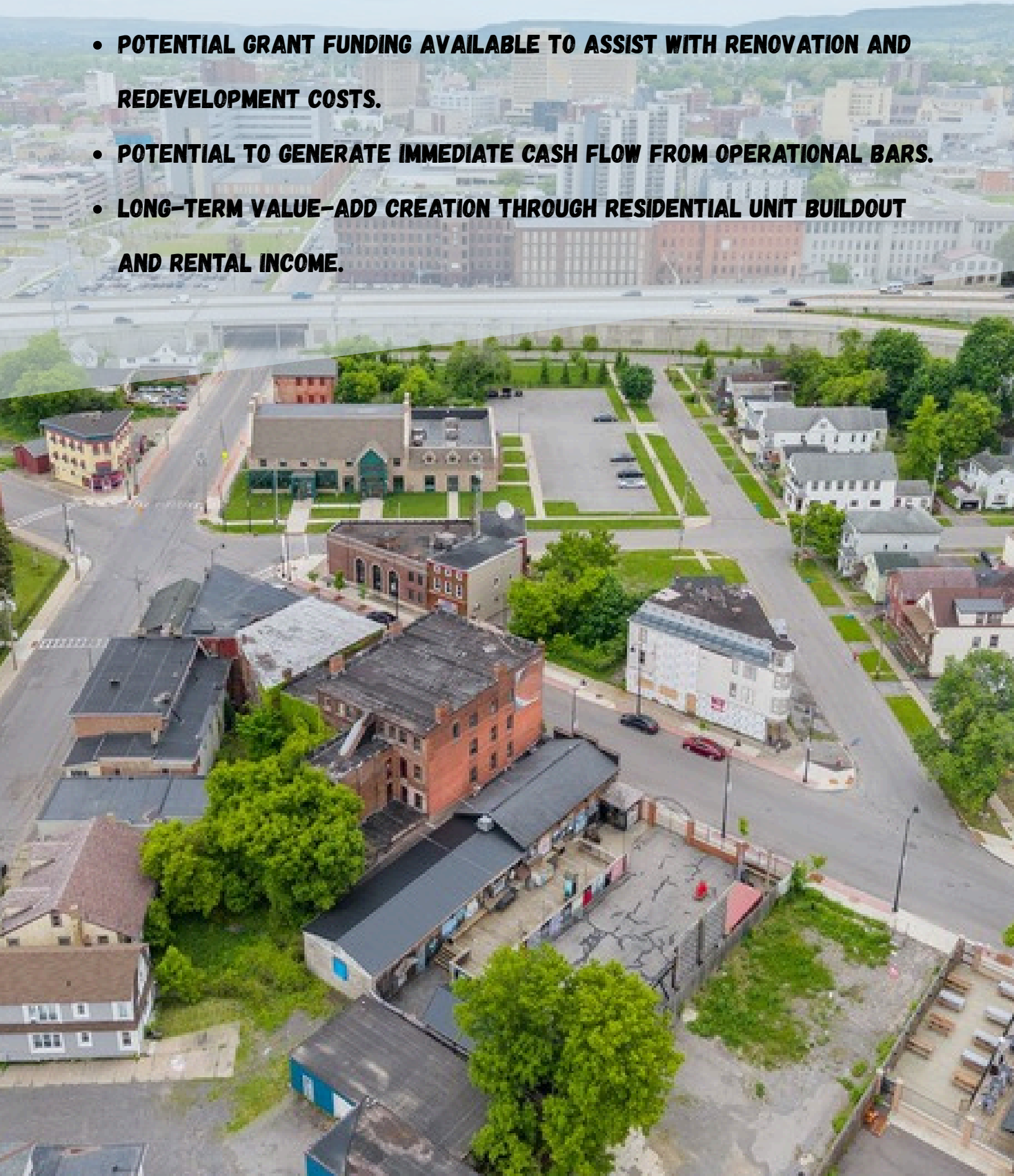
REDEVELOPMENT POTENTIAL

- **THE VARICK STREET PORTFOLIO PRESENTS AN OUTSTANDING CANVAS FOR ADAPTIVE REUSE, MIXED-USE REDEVELOPMENT, AND COMMUNITY-FOCUSED REVITALIZATION.**
- **CONVERT UPPER FLOORS INTO MODERN, EFFICIENT RESIDENTIAL APARTMENTS.**
- **POTENTIAL FOR ROUGHLY 20 RESIDENTIAL UNITS ACROSS ALL BUILDINGS.**
- **OPPORTUNITY TO REOPEN OR REBRAND BAR VENUES OR RESTAURANTS TO SERVE A GROWING LOCAL AND REGIONAL MARKET.**
- **LOCATED IN UTICA'S HISTORIC BREWERY DISTRICT IN AN AREA SEEING INCREASED INVESTMENT AND MUNICIPAL SUPPORT.**
- **PARCEL ACROSS THE STREET CAN SUPPORT DEDICATED PARKING OR FUTURE EXPANSION.**



FINANCIAL & INCENTIVE HIGHLIGHTS

- **CURRENT POSITIVE CONVERSATIONS WITH CITY OF UTICA OFFICIALS.**
- **POTENTIAL GRANT FUNDING AVAILABLE TO ASSIST WITH RENOVATION AND REDEVELOPMENT COSTS.**
- **POTENTIAL TO GENERATE IMMEDIATE CASH FLOW FROM OPERATIONAL BARS.**
- **LONG-TERM VALUE-ADD CREATION THROUGH RESIDENTIAL UNIT BUILDOUT AND RENTAL INCOME.**





STANDARD MARKET RATE RENT – ONEIDA COUNTY, NY

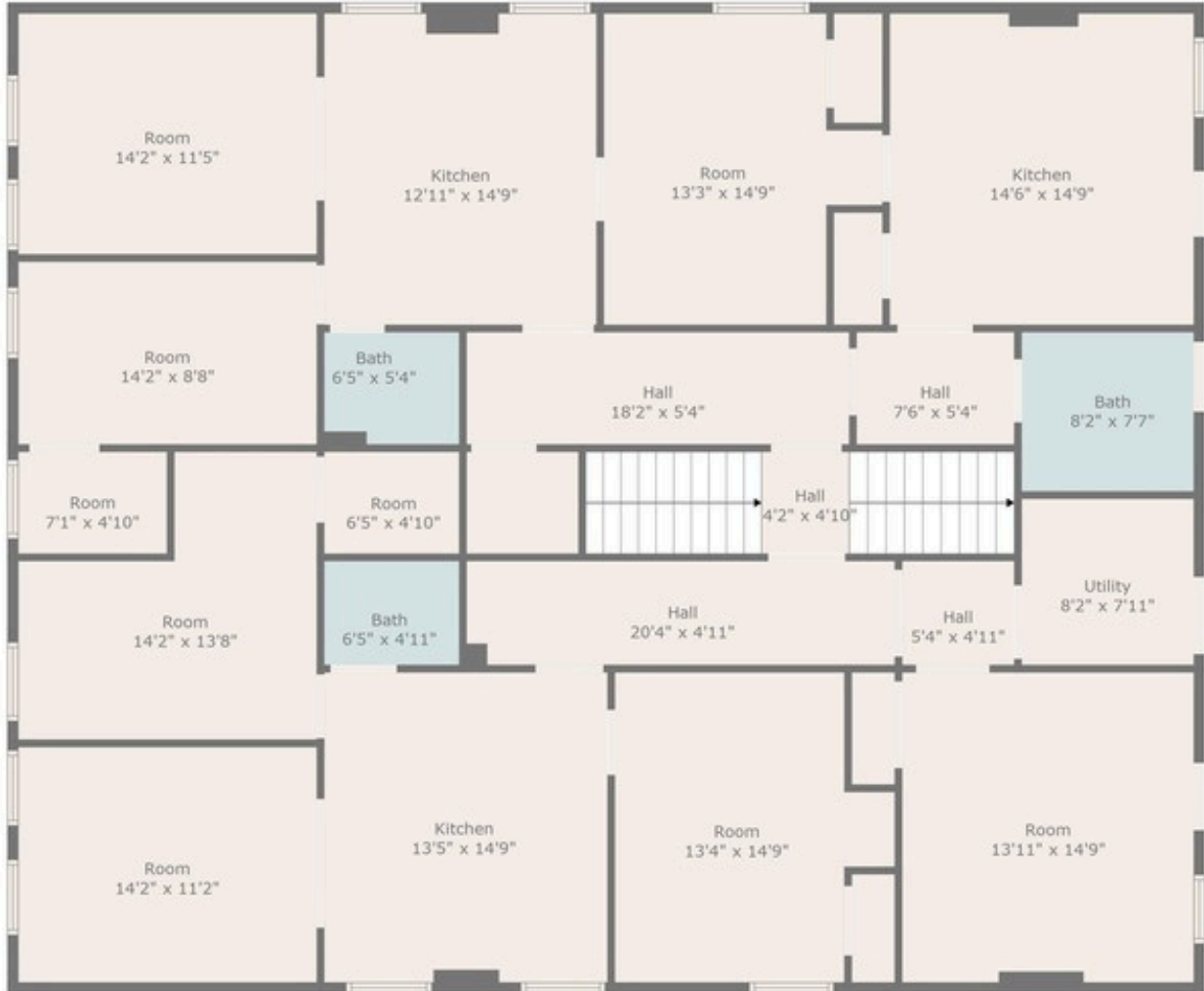
STUDIO APARTMENT: \$922/ MONTH

1 BEDROOM APARTMENT: \$928/ MONTH

2 BEDROOM APARTMENT: \$1,159/ MONTH

3 BEDROOM APARTMENT: \$1,396/ MONTH

4 BEDROOM APARTMENT: \$1,651/ MONTH



TOTAL: 1802 sq. ft
FLOOR 1: 1802 sq. ft
EXCLUDED AREAS: ROOM: 211 sq. ft, UNDEFINED: 41 sq. ft, UTILITY: 67 sq. ft,
HALL: 235 sq. ft, KITCHEN: 214 sq. ft
WALLS: 103 sq. ft

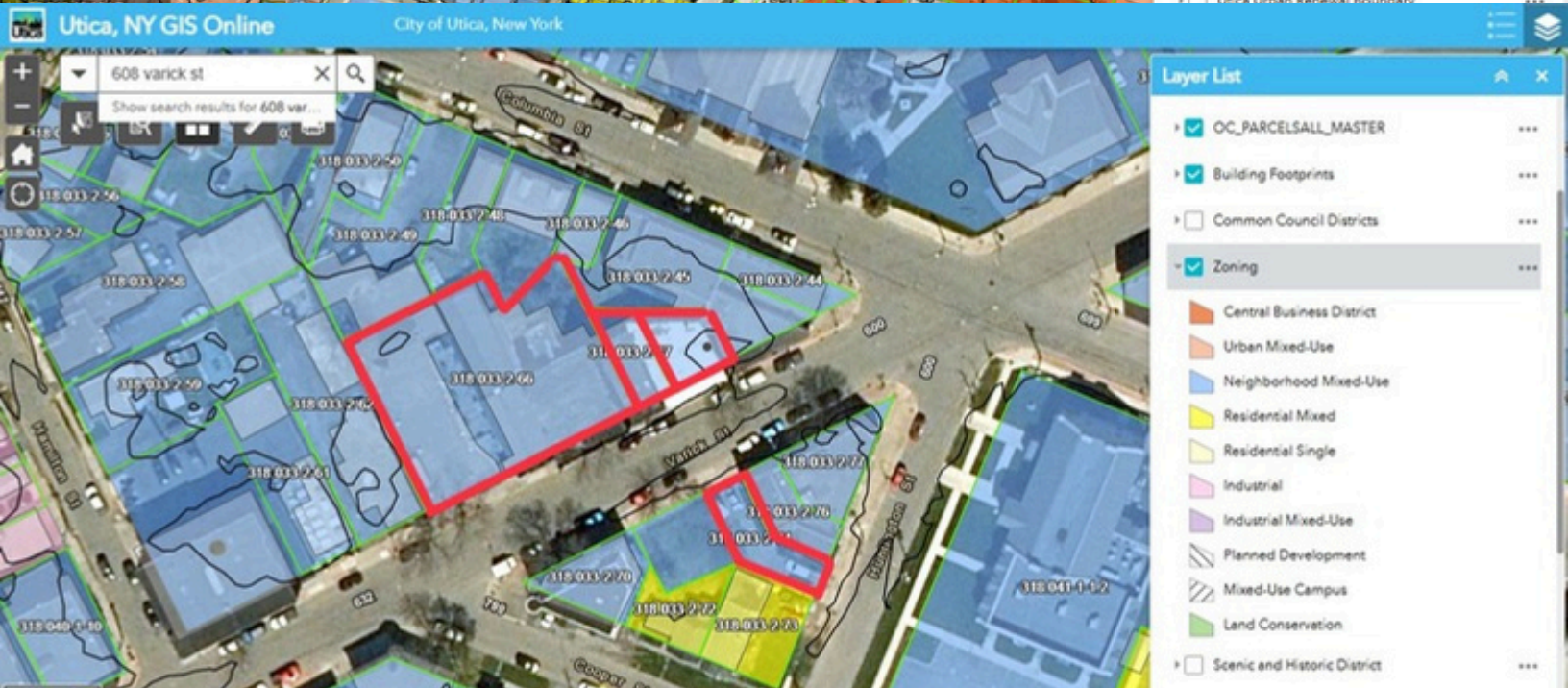
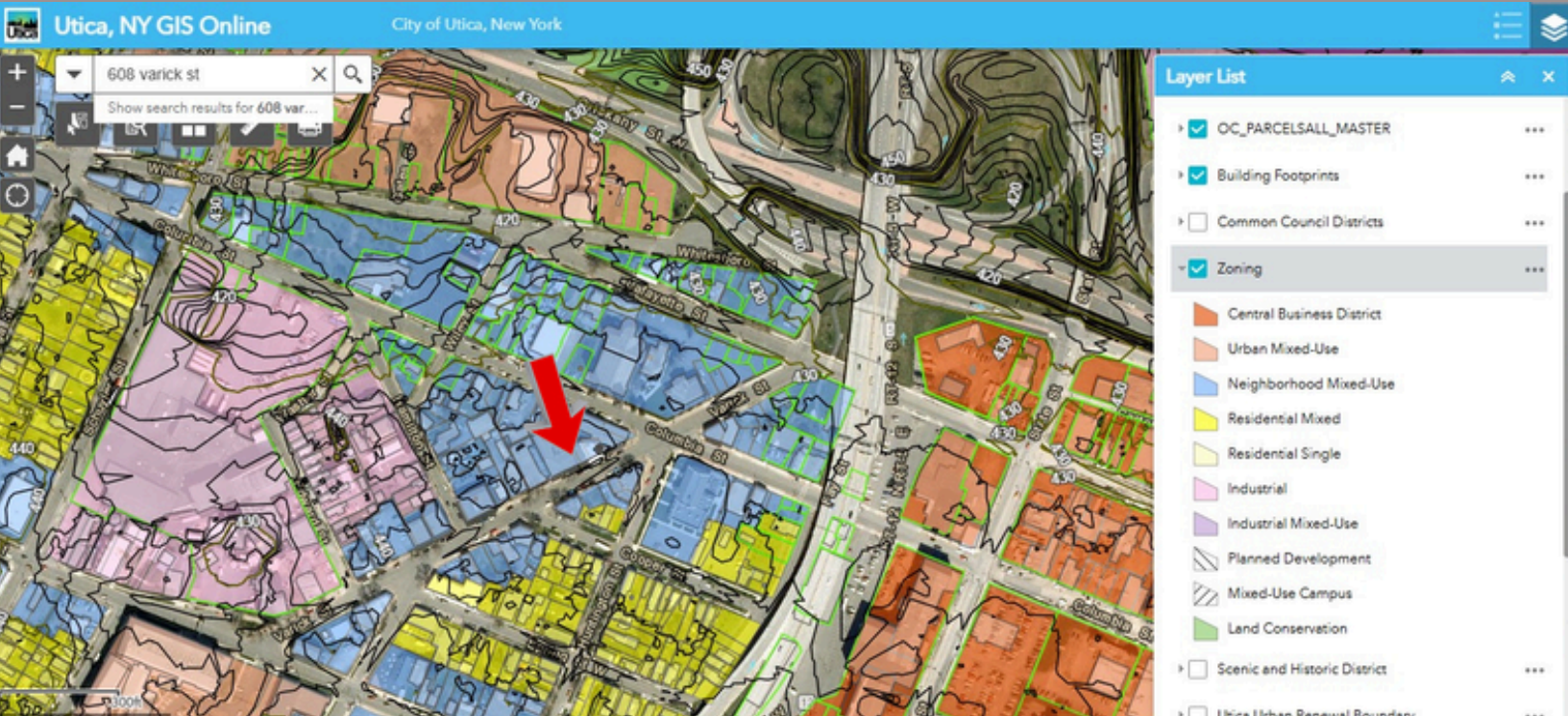
Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

618 - 620 VARICK ST
EXAMPLE FLOOR PLAN OF TOP THREE FLOORS



PROPERTY LINES ARE NOT EXACT

ZONING: NEIGHBORHOOD MIXED-USE



TOP 10 LARGEST EMPLOYERS IN ONEIDA COUNTY, NY

1. MOHAWK VALLEY HEALTH SYSTEM

2. ROME MEMORIAL HOSPITAL

3. TURNING STONE RESORT & CASINO

4. ONEIDA COUNTY GOVERNMENT / PUBLIC ADMINISTRATION

5. SUNY POLYTECHNIC, UTICA UNIVERSITY, & MOHAWK VALLEY COMMUNITY COLLEGE

6. OUTPATIENT / PROVIDER CLINICS, NURSING HOMES

7. CONMED CORPORATION

8. PARTECH INC

9. HAMILTON COLLEGE

10. CENTRAL NEW YORK REGIONAL TRANSPORTATION AUTHORITY (CENTRO)

MOWHAWK VALLEY GROWING TECH HUB

WOLFSPEED 200MM SIC FAB (MARCY NANOCENTER)

- **A \$2 BILLION SEMICONDUCTOR FABRICATION PLANT NEXT TO SUNY POLY IN MARCY (JUST NORTH OF UTICA), BUILT IN PARTNERSHIP WITH NEW YORK STATE.**
- **IT'S THE WORLD'S LARGEST 200 MM SILICON CARBIDE (SIC) CHIP FACILITY AND BEGAN OPERATIONS AROUND 2022-2023. IT WILL ADD 600+ HIGH-TECH MANUFACTURING ROLES OVER ITS FIRST EIGHT YEARS.**

DANFOSS SILICON POWER-QUAD-C IN UTICA

- **LOCATED IN UTICA'S CLASS 100/1000 CLEANROOM "COMPUTER CHIP COMMERCIALIZATION CENTER" (QUAD-C), THE PLANT HAS ABOUT 9,000 M² OF CLEAN-SPACE MANUFACTURING.**
- **IT FOCUSES ON DESIGNING AND PRODUCING ADVANCED POWER MODULES, USED IN EVS, WIND TURBINES, DATA CENTERS AND INDUSTRIAL APPLICATIONS.**

WYNN HOSPITAL

111 HOSPITAL DR, UTICA NY

0.5 MILES FROM VARICK ST



UTICA UNIVERSITY

1600 BURRSTONE RD, UTICA, NY

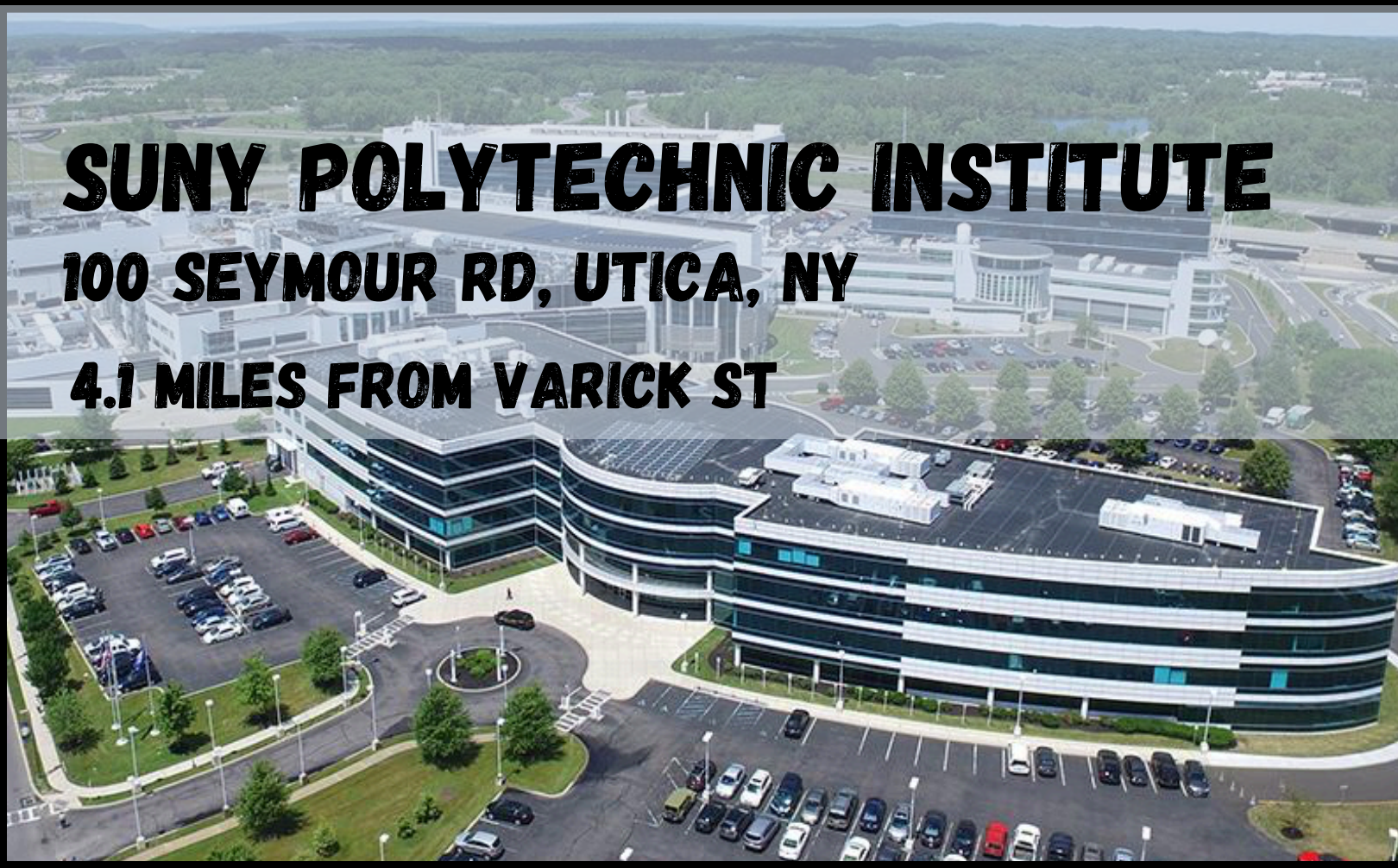
2.1 MILES FROM VARICK ST



SUNY POLYTECHNIC INSTITUTE

100 SEYMOUR RD, UTICA, NY

4.1 MILES FROM VARICK ST



MOHAWK VALLEY COMMUNITY COLLEGE (MVCC)

2.8 MILES FROM VARICK ST

PART OF THE SUNY SYSTEM

OFFERS 90+ DEGREE AND CERTIFICATE PROGRAMS

KNOWN FOR AFFORDABILITY AND TRANSFER PATHWAYS

1101 SHERMAN DR, UTICA, NY 13501



ST. ELIZABETH COLLEGE OF NURSING

2.3 MILES FROM VARICK ST

TWO-YEAR REGISTERED NURSING DEGREE PROGRAM

LOCATED ADJACENT TO ST. ELIZABETH MEDICAL CENTER

2215 GENESEE ST, UTICA, NY 13501



PLACES AROUND

HANNAFORD PLAZA (GROCERIES) – 1.7 MILES

SOUTH TOWNE PLAZA (SHOPPING) – 1.8 MILES

ADIRONDACK SCENIC RAILROAD – 1.2 MILES

UTICA AMTRACK STATION – 1.2 MILES

UTICA ZOO/ ROSCOE CONKLING – 2.3 MILES

HIGHWAY ACCESS – 0.5–1 MILE



**HARBOR POINT (INNER HARBOR)
1.4 MILES FROM VARICK ST**

WHAT IT IS:

A WATERFRONT REDEVELOPMENT EFFORT COVERING OVER 100 ACRE ALONG THE MOHAWK RIVER/ERIE CANAL NORTH OF DOWNTOWN UTICA.

INFRASTRUCTURE UPGRADES COMPLETED AND UNDERWAY:

FLOATING DOCKS, PAVILIONS, SHADE STRUCTURES, PATHWAYS, LIGHTING, GREEN SPACES, RAILINGS, PERMEABLE PAVERS, WATER/SEWER UPGRADES, SEAWALLS, ROAD ACCESS, AND A PEDESTRIAN BRIDGE TO THE AUD/NEXUS CENTER.

OVER \$10–15 MILLION INVESTED TO DATE, INCLUDING ~\$2.5 MILLION FROM ARPA. PROMENADE, MARINA, AND PUBLIC OPEN SPACES VIA GRANTS (E.G., \$460K FOR FIELDS/PROMENADE).

ECONOMIC GOAL:

TRANSFORM UTICA INTO A WALKABLE, MIXED-USE WATERFRONT DESTINATION CONNECTING SPORTS, ENTERTAINMENT, HOSPITALITY, AND RESIDENTIAL LIFE.





**UTICA UNIVERSITY
NEXUS CENTER**

UTICA UNIVERSITY NEXUS CENTER

0.8 MILES FROM VARICK ST

WHAT IT IS:

A MODERN, MULTI-SPORT COMPLEX (169,440 SQ FT) FEATURING THREE MULTIPURPOSE 200 × 85 FT RINKS THAT CONVERT BETWEEN ICE OVERLAYS AND TURF FIELDS.

OPENED: LATE 2022; GRAND OPENING BACKED BY GOV. HOCHUL EMPIRE STATE DEVELOPMENT.

CONNECTED TO:

ADIRONDACK BANK CENTER (“THE AUD”) VIA AN INDOOR WALKWAY—EFFECTIVELY CREATING FOUR PLAYABLE SURFACES.

USAGE & IMPACT:

HOSTS YOUTH AND COLLEGE HOCKEY, LACROSSE, SOCCER, TOURNAMENTS, PUBLIC SKATING, AND LOCAL LEAGUES.

EXPECTED ~320,000 VISITORS ANNUALLY, WITH ~\$26 MILLION IN ECONOMIC IMPACT.

VENUE FOR HIGH-PROFILE EVENTS LIKE IIHF WOMEN’S WORLD CHAMPIONSHIP AND WORLD BOX LACROSSE.

EDUCATIONAL TIE-IN: UTICA UNIVERSITY HOLDS NAMING RIGHTS, INTEGRATES SPORT MANAGEMENT CLASSES, OFFICES, LABS, AND FACILITIES FOR HANDS-ON LEARNING.

ENTERTAINMENT & CULTURAL ANCHORS

**ADIRONDACK BANK CENTER (“THE AUD”)– 0.8 MILES FROM VARICK ST
A 3,860–SEAT ARENA HOSTING HOCKEY (AHL’S UTICA COMETS), INDOOR
SOCCER, CONCERTS, AND EVENTS. IT’S ~1 MILE NORTHWEST ON ORISKANY
ST WEST**

**MUNSON–WILLIAMS–PROCTOR ARTS INSTITUTE – A PREMIER ART MUSEUM
AND PERFORMANCE VENUE ON GENESEE ST – 0.7 MILES FROM VARICK ST**

HISTORIC THEATERS:

- **THE DOWNTOWN STANLEY THEATRE (~0.8 MILES), A 1928 MOVIE PALACE**
- **THE UPTOWN THEATRE (~1 MILE SOUTHEAST), A RESTORED 1927–ERA VENUE**
- **PLAYERS OF UTICA, A COMMUNITY THEATER SINCE 1913 AT STATE ST (WITHIN ~1.5 MILES)**



**FOR ANY INQUIRIES REACH OUT TO
THE TRIFECTA WEALTH TEAM OF
THE O'HARA GROUP**



TRIFECTA-WEALTH.COM

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