

**LOCKBOX REALTY**

**FOR SALE**

# K MUSIC PLAZA

1155 Mohawk Street, Utica, New York 13501

## \$1,200,000

OFFERING PRICE

**9.11%**

CAP RATE

**70%**

LEASED

**15,543 SF**

BUILDING

**1.5 ACRES**

SITE

A ten-suite neighborhood retail and service center on 1.5 acres along a signalized Mohawk Street corridor, anchored by a national Jackson Hewitt lease. Three suites offer near-term lease-up upside, including a large space with an existing kitchen suited to food service conversion.

### PROPERTY HIGHLIGHTS

- National franchise tenant under lease through 2029
- 80+ on-site parking spaces
- Steps from Hannaford, Dunkin', and Dollar General
- Diversified restaurant, retail, and service tenant mix
- Roof recoated 2021; sprinklered; 3-phase electric
- Near-term upside from three available suites



**Contact us for the full Offering Memorandum**

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*Information deemed reliable but not guaranteed. Not an offer to sell.*