

VARICK STREET PORTFOLIO, UTICA, NY

OFFERED
AT
\$1,395,000



608-622 VARICK ST, UTICA, NY 13502



Property Overview:

- Four total buildings with redevelopment potential.
- Includes additional vacant parcel across the street.

Development Potential:

- Located in the Historic Brewery District of Utica, NY.
- Current layout would suite up to 20 total potential apartments across all buildings.

Current Use & Highlights:

- Two currently operating bars, third previously open bar.
- Outdoor patio/deck and courtyard.
- Longest straight bar in New York State.
- Grandfathered-in smoking lounge/room.
- Upper floors above bars are currently vacant, prime for redevelopment.

