

FOR SALE

Commercial Property Opportunity on Erie Blvd W

2,400 SF mixed-use property with a first-floor laundromat, a two-bedroom apartment, and 10 parking spaces.

2,400 SF

Building area

2 STORIES

Mixed-use property

10

Parking spaces

\$380K

List price

Property Highlights

- Land and building included in the sale.
- First-floor laundromat operating as Keep Making Suds.
- Two-bedroom, one-bath apartment on the premises.
- Business-district location near W Dominick Street.
- Forced-air gas heat, public sewer, and asphalt roof.

Listing Snapshot

Status	Active
MLS	S1521743
Price	\$380,000
Zoning	C2
Reported SF	2,400 building SF

Site Details

First-floor laundromat | 2-bedroom apartment | 10 parking spaces



Exclusive Contact

Michael J. Miner
NYS R.E Broker/Owner
Cell: 315-271-5145
License #: 10491208203

Miner Realty & Property Management LLC
337 W. Dominick Street, Rome, NY 13440
4676 Commercial Drive, New Hartford, NY 13413
1004 W. Main Street, Sylvan Beach, NY 13157

Photo Gallery

745-747 Erie Blvd West Commercial Property



ERIE BOULEVARD WEST FRONT



LAUNDROMAT



LAUNDROMAT



UPSTAIRS APARTMENT



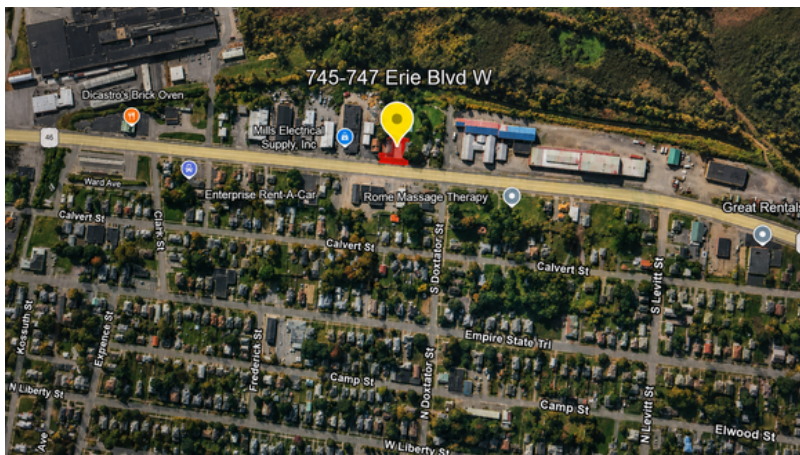
UPSTAIRS APARTMENT



UPSTAIRS APARTMENT

An aerial map view of a commercial area. A yellow location pin is placed on a red-roofed building at the address 745-747 Erie Blvd W. To the left of this pin, there are blue location pins for 'A's SMOKE SHOP' and 'Mills Electrical Supply, Inc.'. To the right, a vertical street is labeled 'S Doktor St'. Further down the main horizontal road, there are blue location pins for 'Shear Image Salon', 'Tony's Body Shop', and 'Rome Massage Therapist'. The road is marked with a '49' shield. The surrounding area includes various industrial buildings, parking lots with vehicles, and green spaces with trees.

AERIAL SITE PHOTO



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The package includes two commercial buildings totaling 7,724 gross SF, approx. 160 FT of frontage, and 25 parking spaces on an irregular 0.39-acre site.

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Rome Is Home

A community built on innovation, industry, and opportunity—offering businesses access to a strong workforce, major employers, and continued regional growth.

Why This Location Matters

745-747 Erie Blvd W offers a business-district location near W Dominick Street, with an established commercial use and an apartment on the premises.

FOOD MANUFACTURING

Chobani Investment

Chobani announced a major Rome facility expected to bring large-scale food manufacturing activity and new jobs to the market.

SPORTS + EVENTS

Legacy Center

Rome's planned indoor sports and community complex is positioned to draw tournaments, families, visitors, and year-round activity.

TECH + DEFENSE

Griffiss, AFRL + AIS

The Griffiss corridor supports cybersecurity, defense research, aviation, technology, and professional employment anchors.

REGIONAL GROWTH

Micron Region

The Syracuse-area Micron project strengthens the region's advanced manufacturing story and long-term demand drivers.

TOURISM + DINING

Turning Stone Nearby

Turning Stone Resort Casino is a short regional drive, adding entertainment, hospitality, gaming, dining, and visitor traffic.

DAILY CONVENIENCE

Retail + Restaurants

Rome offers local dining, health care, services, and national brands that support employees, residents, and visitors.

See what Rome has to Offer!

CHOBANI

GRIFFISS

AIS

AFRL

MARSHALLS

WOLFSPEED

TURNING STONE

ROME HEALTH

ALDI

STARBUCKS

WENDY'S

FASTRAC

DICASTRO'S

SUGARBEET'S

COPPER CITY BREWERY

MVCC

Bring your next commercial plan to Rome.

Ask about 745-747 Erie Blvd W and its mixed-use configuration.