

VARICK STREET PORTFOLIO, UTICA, NY

OFFERED
AT
\$995,000

608-624 VARICK ST, UTICA, NY 13502



Property Overview:

- Four total buildings.
- Includes an additional vacant parcel across the street.
- Total SQFT for all 4 Buildings: 29,744

Current Use & Highlights:

- Two currently operating bars, a third bar closed due to owner retirement.
- 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.

Redevelopment Potential:

- Located in the Historic Brewery District of Utica, NY, with strong local municipal support.
- Current layout would suit up to approx. 20 total potential apartments across all buildings.

