

**Rebecca Smith**

Licensed Real Estate Broker

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MLS#:	<b>S1683848</b>	<b>Commercial/Industrial</b>	List Price:	<b>A-Active \$499,000</b>	
	<b><u>218 S Caroline St</u></b>		Acres:	<b>0.30</b>	
County:	<b>Herkimer</b>	Zip:	<b>13350</b>	Cross St:	<b>State Route 5</b>
Town/City:	<b>Herkimer</b>	Pstl City:	<b>Herkimer</b>	Lot Front:	<b>120</b>
Area #:	<b>Herkimer-Village-213001</b>			Lot Depth:	<b>110</b>
Village:	<b>Herkimer-Village</b>			Lot Shape:	<b>Rectangular</b>
Subdivision:				Lot #:	<b>56</b>
TxMap#:	<b>213001-120-032-0001-056-000-0000</b>			Gr SqFt:	<b>6,696</b>
Addl TxMap#:				Trans Type:	<b>Sell</b>
City Nghbrhd:				Year Built:	<b>1983</b>
School Dist:	<b>Herkimer</b>			Yr Blt Desc:	<b>Existing</b>
High School:				# Photo:	<b>8</b>
Middle School:					
Elem School:					

**Waterfront/Water**

Waterfront:**No** Island/Name:**No** Riparian Rgts:

**General Information**

Category:	<b>Commercial, Mixed Use, Office, Retail/Office</b>	Tot Units:	<b>1</b>	Office SqFt:	
Sale Incl:	<b>Land and Building</b>	# Stories:	<b>1.0</b>	Manuf SqFt:	
Type Bldg:	<b>Business Services, Retail, Service, Shopping, Warehouse, Wholesale</b>	# Bldgs:	<b>1</b>	Res SqFt:	
Bus Name:		Franchise:	<b>No</b>	Retail SqFt:	<b>5,000</b>
Bus Type:		Avail Prkg:	<b>10</b>	Leased SqFt:	
Elec Svc:	<b>Other - See Remarks</b>	Mx Ceil Hgt:		Wrhse SqFt:	<b>1,665</b>
Prop Use:		Mx OH Dr:		Vacant SqFt:	
Location:	<b>Business District</b>	Basement:	<b>None</b>		
Floor:	<b>Concrete, Other - See Remarks</b>	Loading:			
Parking:	<b>10/On Site</b>				
Zoning:	<b>484</b>				

Public Remarks: **Amazing opportunity and location for your new business - high traffic location. Jump on this opportunity to put your business here. This building offers a flexible floor plan. The retail space can be easily split in two if you want to use one side as a rental to off set expenses (retail space is over 5000 sq feet). The smaller side is approx. 1064 sq feet (heat, lights and water all separate, plus has half bath area). The main retail space has 2 half baths office and conference room along with central air. Large warehouse space outback with 11x11 overhead door (warehouse space is approx. 1665 sq feet). 200 Amp 3 phase electric service with sub feeds. Centrally located to the NYS Thruway, State Route 5 and 5S.**

Unbranded VT: [Click Here](#)

Aerial Drone Video:

Virtual Tour 3D:

Directions:

**Utilities Information**

HVAC Type:	<b>AC-Central, Forced Air</b>	Sewer/Water:	<b>Public Sewer Connected, Public Water Connected</b>
HVAC Fuel:	<b>Gas</b>	Boiler Type:	
Electric:	<b>Connected</b>	Insulation:	<b>None</b>
Energy Eqpt:	<b>None</b>	Septic Location:	
Type of Well:	<b>None</b>	Well Location:	
Grn Bld Vr Type:			
Grn Indoor Air Q:			
Grn Water Cnsrv:			

**Additional Information**

Living Qtrts:	<b>No</b>	Constr Mtrls:	<b>Block, Concrete</b>
Available Docs:	<b>Other - See Remarks</b>	Roof:	<b>Other - See Remarks, Rubber Membrane</b>
Bldg Misc:	<b>Garage, Offices, Restroom - Office</b>	Accessibility:	
Public Trans:		Seller Desires:	
Total # Residential Units:			
Studio:	Docks:	Yrs Estb:	
1 Bed:	Rooms:	Seat Cap:	
2 Bed:	Trk Bays:		
3 Bed:	Employees:		

**Financial Information**

Possible Fin:	<b>Cash, Commercial Loan</b>	Type of Sale:	<b>Normal</b>	Town/Cnty Tax:	<b>\$2,857</b>
1st Mtg Bal:	<b>\$0</b>	Equity:	<b>\$499,000</b>	City/Vil Tax:	<b>\$6,407</b>
2nd Mrt Bal:	<b>\$0</b>	Tax Info:		School Tax:	<b>\$7,475</b>
Assess Val:	<b>\$247,200</b>	Annl Spc Assess:	<b>\$0</b>	Total Taxes:	<b>\$16,739</b>
Gross Annl Inc:		Net Op Income:			
Annl Op Exp:					

Inc/Exp Info: **None**  
Op Exp Incl: **Electric, Gas/Oil**  
Closed Date:

Sale Price:

DOM: **11**

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NY Licensed R.E. Broker

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