

FOR SALE

4942 COMMERCIAL DRIVE

YORKVILLE, NEW YORK 13495

TURN-KEY COMMERCIAL SPACE



+/- 2,816 SF COMMERCIAL BUILDING

- TURNKEY CONDITION – CLEAN, FUNCTIONAL, AND PROFESSIONALLY FINISHED
- WIDE-OPEN SERVICE/SHOP SPACE WITH HIGH CEILINGS
- TWO OVERSIZED 12' X 11' OVERHEAD GARAGE DOORS
- +/- 1.75 ACRES
- HIGH VISIBILITY LOCATION WITH STRONG TRAFFIC COUNTS
- CONCRETE FLOORS, OVERHEAD GAS HEAT, WASH BASINS & DEDICATED UTILITY ROOM

AVAILABLE
FOR SALE

\$524,900

FOR MORE
INFORMATION
PLEASE CONTACT

AMBER R. HENSLEY
NYS Licensed Real Estate Salesperson
(518) 788-7206 mobile
amber@CarrowRealEstate.com



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TAX MAP



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A map of a section of Utica, New York. A red pin marks the location of the Utica Police Department, situated on Commercial Drive between Wurz Avenue and Elm Street. To the north of the pin are Symeon's Greek Restaurant and Viola Nail Lounge. To the south is the Harley-Davidson of Utica dealership. The map shows Commercial Drive running diagonally, Wurz Avenue running horizontally, and Main Street running vertically. A blue river flows along the left side of the map. Various building footprints and a parking lot are also visible.

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PHOTOS



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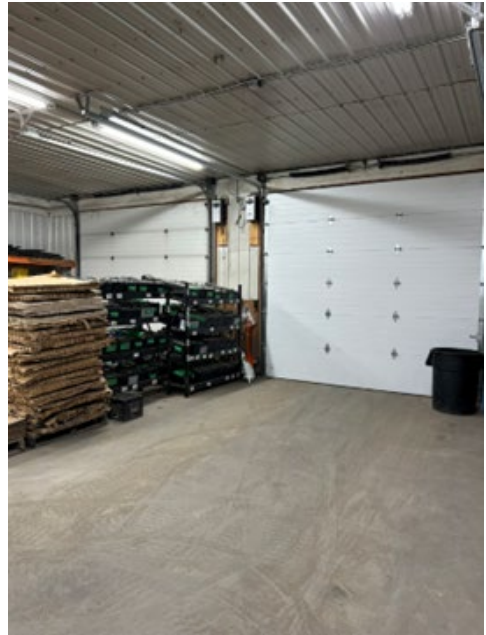
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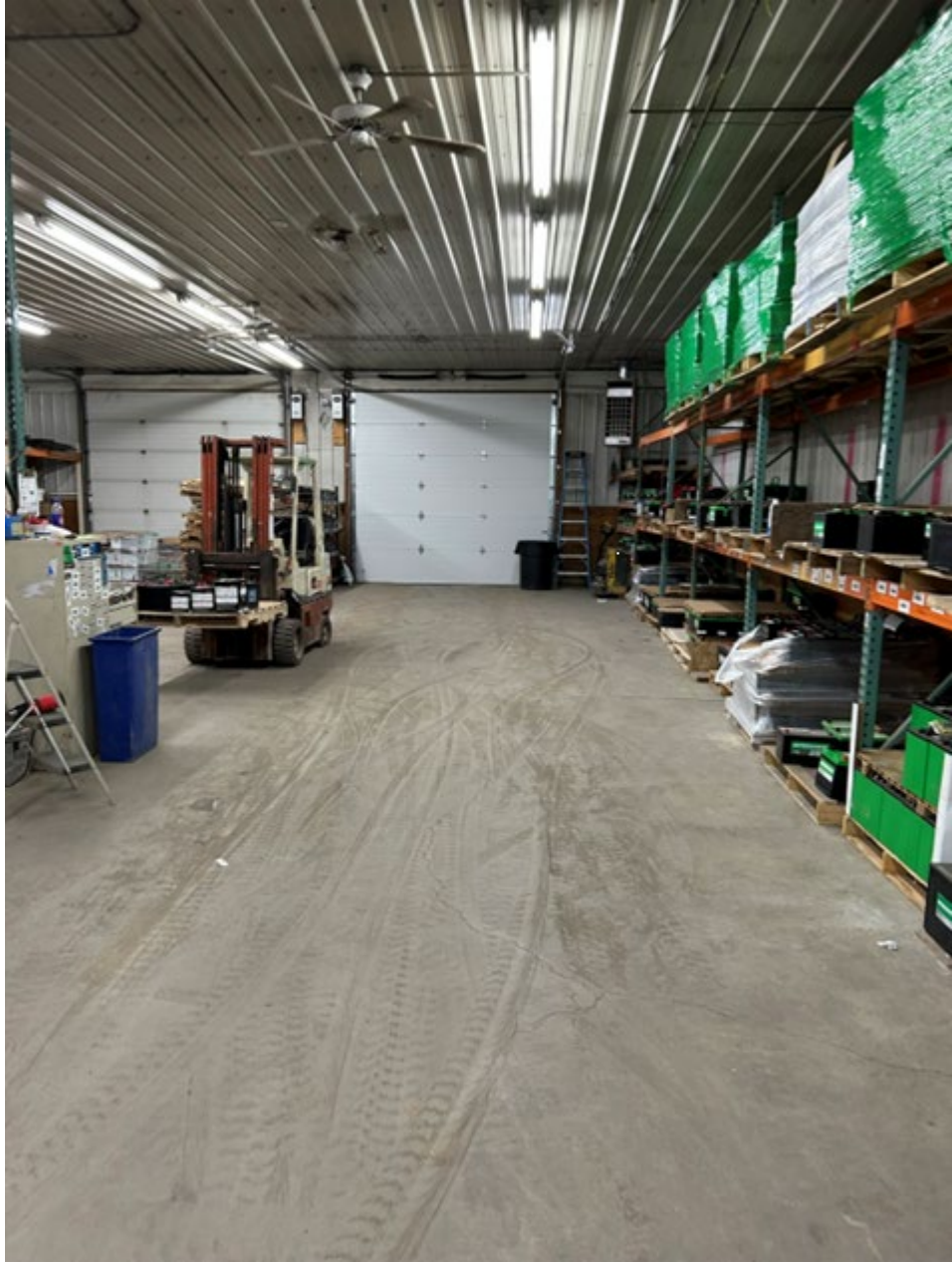
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DEMOGRAPHICS

Population

	2 miles	5 miles	10 miles
2020 Population	24,399	106,522	147,977
2025 Population	23,587	101,926	142,534

Households

	2 miles	5 miles	10 miles
2020 Households	11,027	43,062	59,389
2025 Households	10,594	41,303	57,298

Income

	2 miles	5 miles	10 miles
Avg Household Income	\$81,590	\$77,115	\$83,912
Median Household Income	\$59,976	\$55,558	\$61,910

Housing

	2 miles	5 miles	10 miles
Median Home Value	\$170,379	\$181,892	\$194,599
Median Year Built	1954	1951	1955

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