

FOR SALE OR LEASE

1009 East Avenue

Rome, New York 13440



Office Building Available



4,025± SF Office Building Available For Sale or Lease

Property Highlights

- Ground floor is 2,300± SF of office space with 3 private restrooms and sinks in 3 of the offices
- 2nd floor is 1,725± SF and has 2 vacant apartment units, the previous office tenant used as storage for files
- Great location with easy access to Black River Boulevard
- Opportunity for an office user to occupy the ground floor with additional income from 2nd floor apartments
- Zoned R-1-8

Contact

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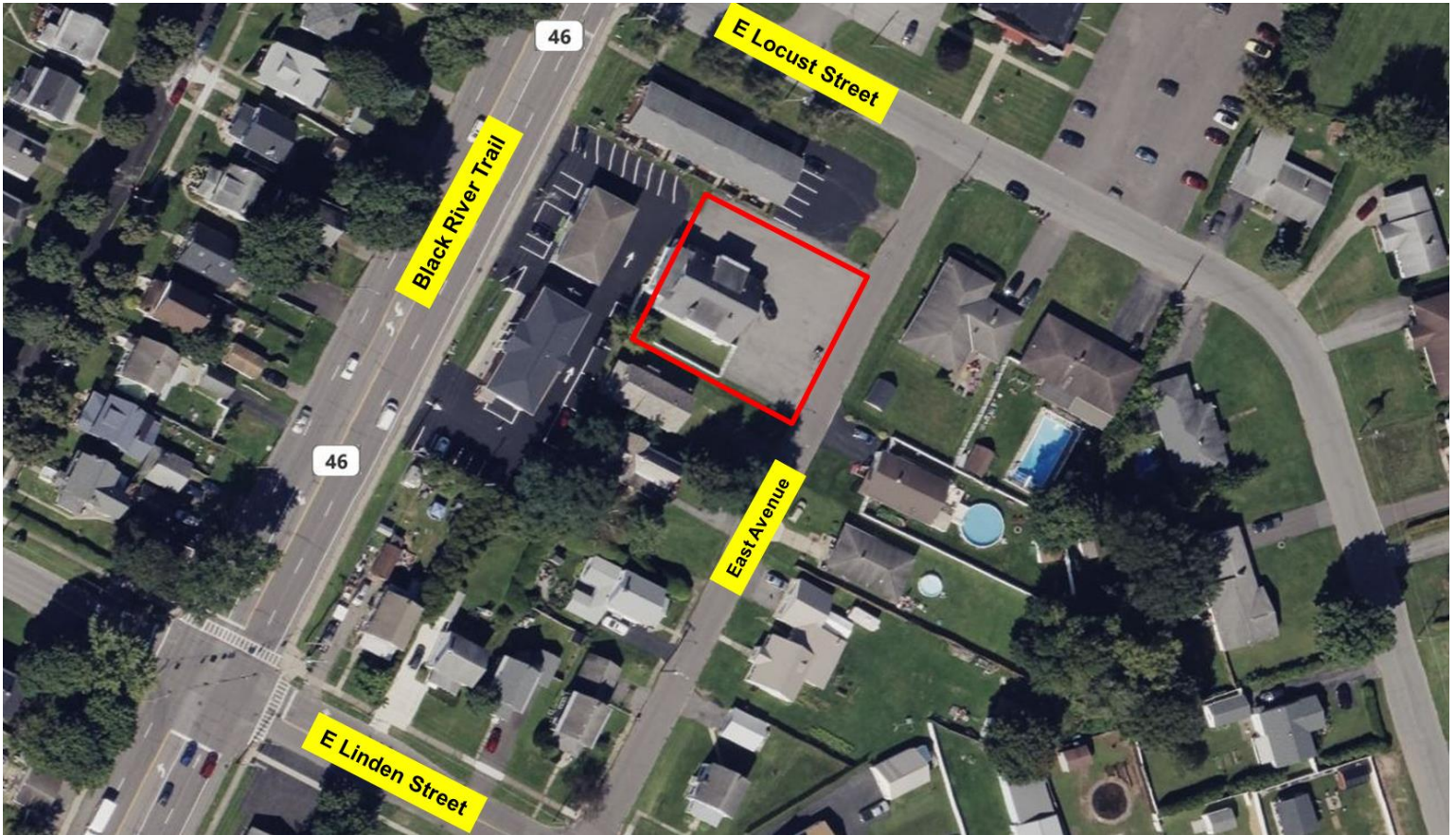
Demographic	1 Mile	3 Miles	5 Miles
Population	12,760	26,997	35,840
Households	5,946	12,036	15,116
Average H.H. Income	\$71,221	\$72,276	\$80,745
Daytime Employees	5,686	14,949	18,333

Source: ESRI Business Analyst 2022

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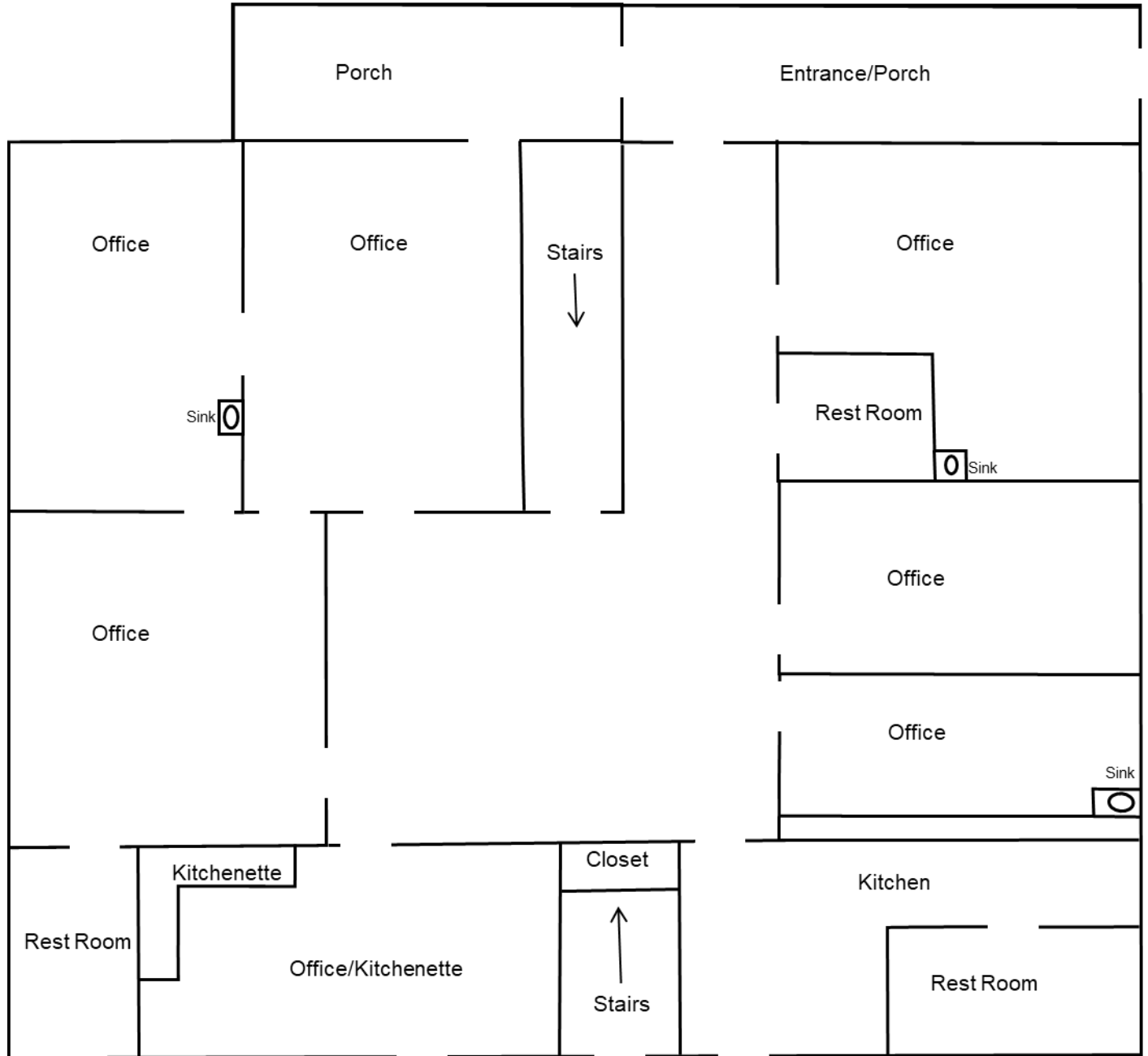
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Entrance Area



Kitchen



Office

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- Mohawk Acres Shopping Mall:**
- Supercuts
 - Smokers Choice
 - Label Shopper
 - Rome Fit Body Boot Camp
 - Rent-A-Center
 - H&R Block
 - The UPS Store
 - M&T Bank
 - Mayflower Chinese
 - Weight Watchers
 - Family Dollar
 - Mitsuba
 - Armed Forces Recruiting Center

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