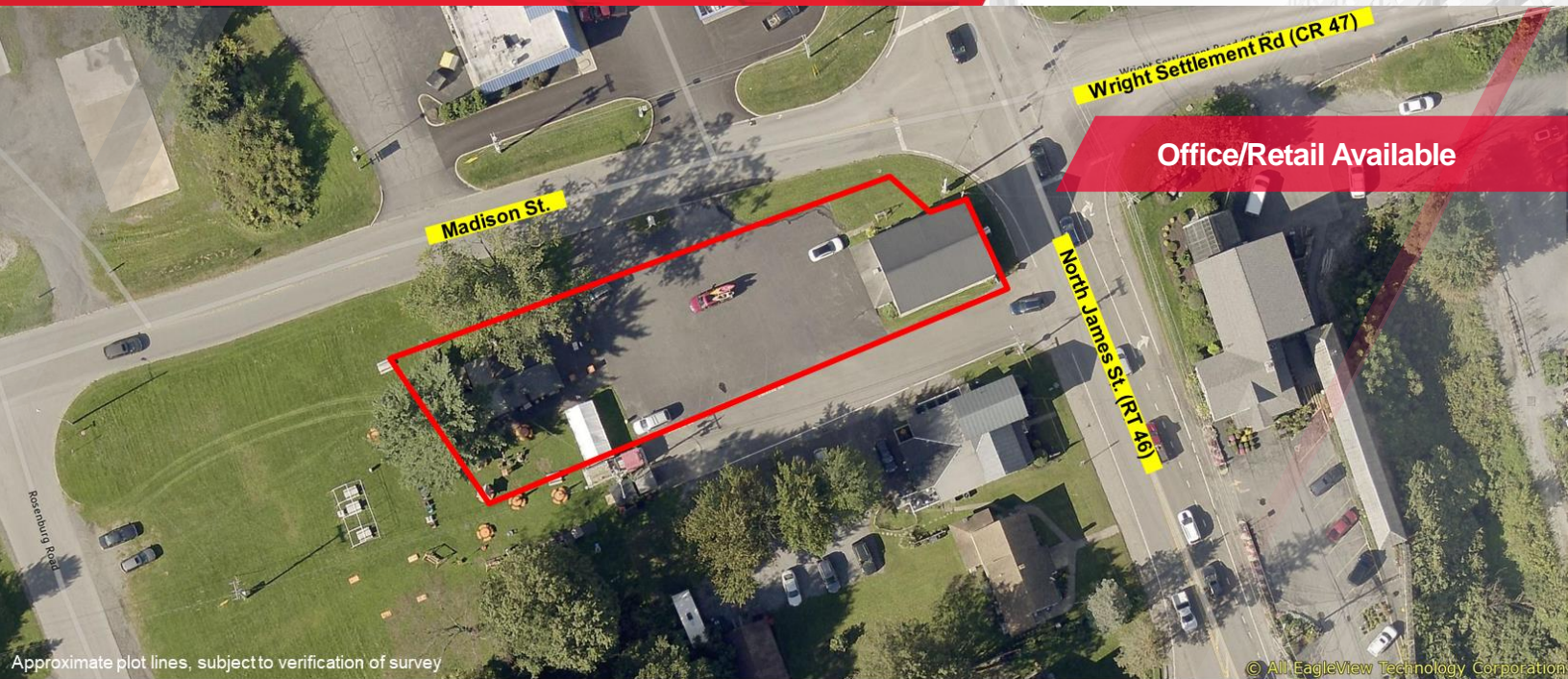


FOR SALE OR LEASE

2005 North James Street

Rome, New York 13440



Approximate plot lines, subject to verification of survey

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## 5,341± SF Office/Retail Building With Additional 480± SF Ice Cream Parlor

### Property Highlights

- Available for sale or lease
- Located at the busy intersection of Black River Boulevard and North James Street
- The ground level of the office building has been recently renovated with new windows, lighting, HVAC, electrical, and flooring
- 2<sup>nd</sup> level can be developed for additional space
- Large parking lot
- Additional 480± SF building was recently operated as a popular ice cream stand
- Parcel is .39 acres

### Traffic Counts

RT 46 (North James Street) 19,719 AADT

Source: NYS DOT 2019



### Contact

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FOR SALE OR LEASE

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FOR SALE OR LEASE

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Office



Office



Entrance Area



Office Area

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