

FOR SALE

206 West Thomas Street

Rome, New York 13440



3,091± SF Mixed Use Freestanding Building

Property Highlights

- Former dental office on ground floor has a spacious waiting room, reception area, and numerous private offices each with a sink
- 2nd floor is a 3-bedroom apartment which is currently occupied
- 3rd floor is a 2-bedroom apartment which is currently vacant and in need of repair
- Ground floor could be used as office space or converted to additional apartment units
- Zoned R-P residential professional district which allows for single family, multi family, or mixed use with 1st floor low intensity office uses
- Rome Family YMCA, Fort Stanwix Park and Kennedy arena all within walking distance of property

Traffic Counts

West Thomas Street	2,305 AADT
Route 46	15,096 AADT

Source: NYS DOT 2019

Demographic	1 Mile	3 Miles	5 Miles
Population	14,437	27,896	35,358
Households	6,375	11,836	14,886
Average H.H. Income	\$62,454	\$71,388	\$79,904
Daytime Employees	5,929	15,657	18,236

Source: ESRI Business Analyst 2022

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Former Dental Office With Apartments



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