


FOR SALE

MULTI-USE PROPERTY AVAILABLE

Property Highlights

- Prime investment or owner-user opportunity in Rome
- High-traffic corner location on Erie Boulevard West
- Two (2) fully rented residential apartments on Calvert St
- Retail and commercial garage space available on Erie Boulevard West
- Approximately 170 feet of road frontage available along Erie Boulevard West
- Public Water, Sewer & Utilities
- Properties Zoned C-2 which allows for a broad range of uses
- Total 2025 Property Taxes: \$12,613.47
- Contact listing agents with questions or to schedule a tour!

Demographic	1 Mile	3 Miles	5 Miles
Population	5,559	27,394	34,650
Households	2,414	11,969	15,101
Average H.H. Income	\$51,441	\$71,356	\$79,520
Daytime Employees	1,620	12,770	17,544
Source: ESRI Business Analyst 2026			

Traffic Counts

Erie Blvd West	14,404 AADT
Source: NYS DOT 2025	

EXCLUSIVE CONTACT

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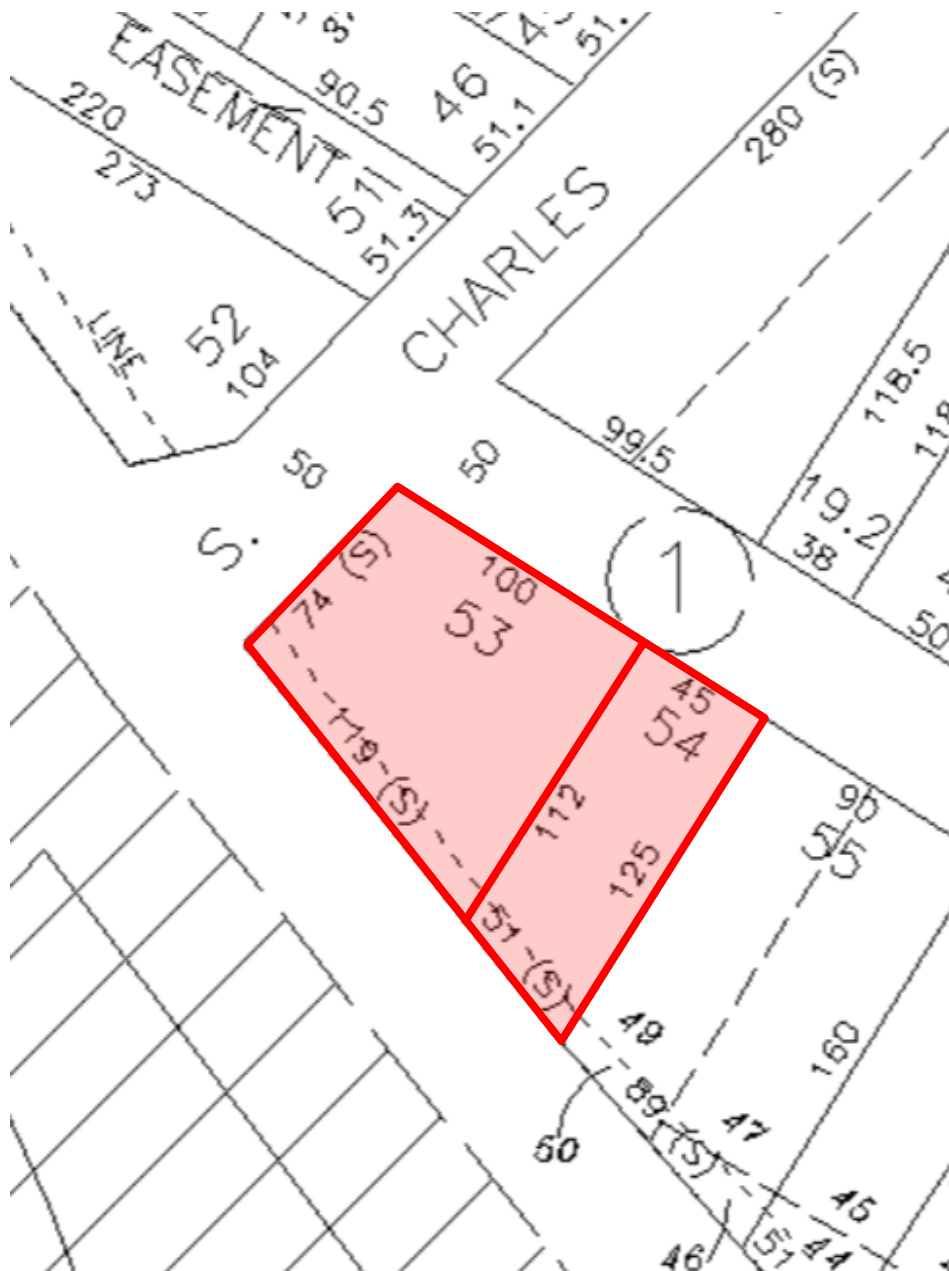
**Pyramid Brokerage
Company**

**929 & 931 Calvert Street
Rome, New York 13440**



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Approximate plot lines, subject to verification of survey

