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WAKEFIELD**



**Pyramid Brokerage  
Company**

**248-250 Genesee Street  
Utica, New York 13502**

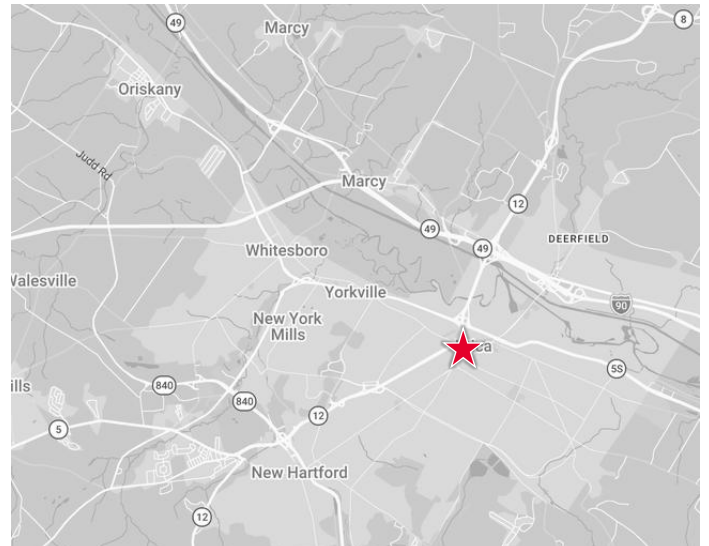


**FOR SALE**

# HISTORIC KEMPF BUILDING DOWNTOWN

## Property Highlights

- 31,400 SF four (4) story building
- Mixed use property with potential for four (4) ground floor retail/office spaces
- Ability to convert upper floors to 38 apartment units
- Drawings and building plans are completed and ready to submit for permits
- The building is currently gutted and ready for development
- Adjacent building at 252 Genesee Street is also available for sale
- Great downtown Utica location with proximity to amenities and the new Wynn Hospital



## EXCLUSIVE CONTACT

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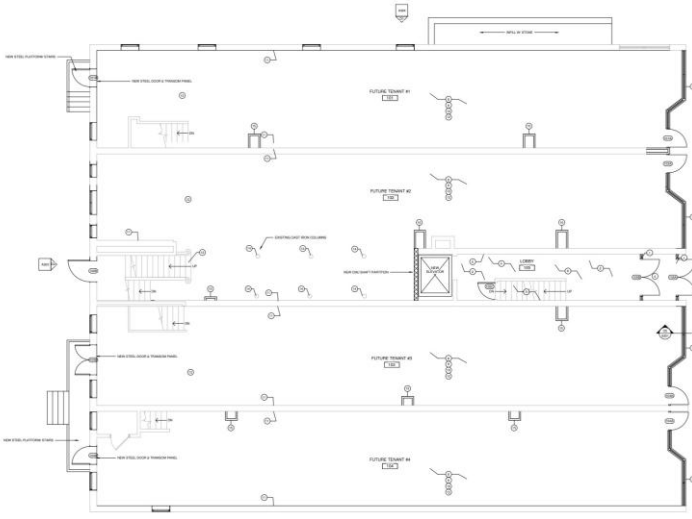


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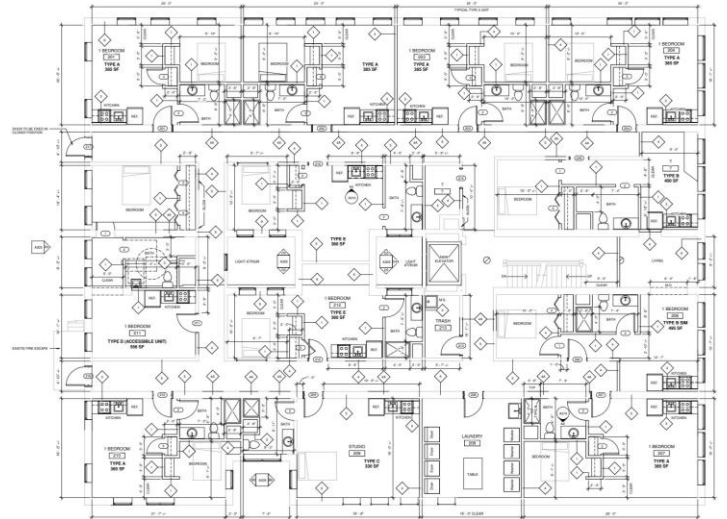


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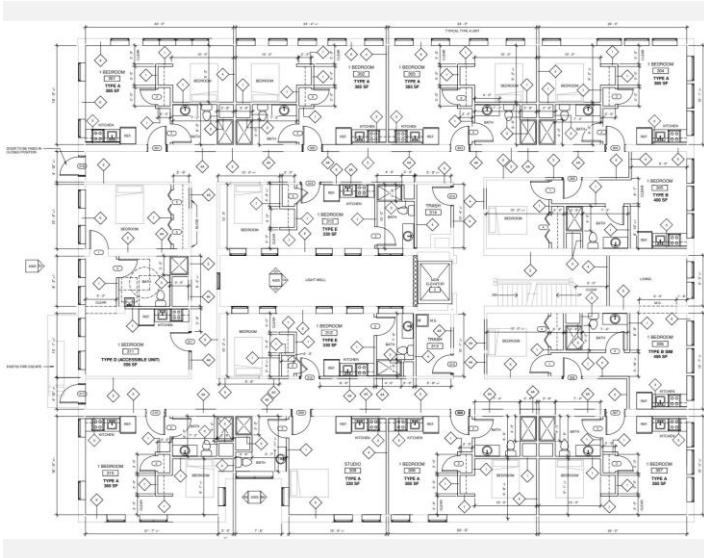
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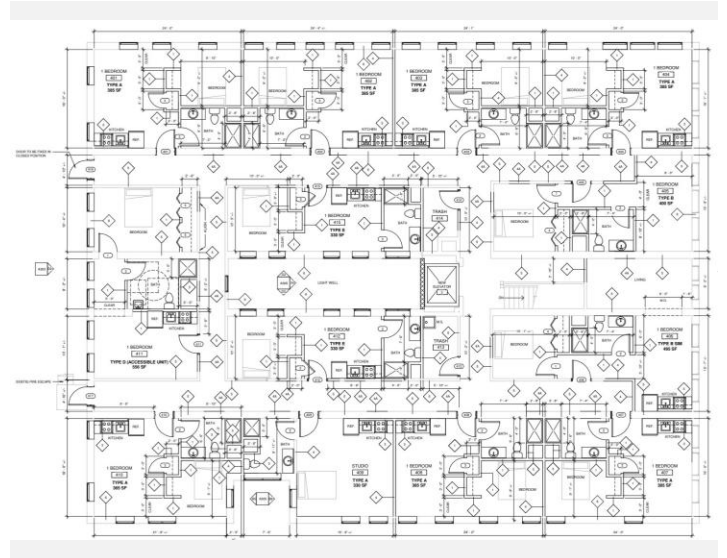
Ground Floor



Second Floor



Third Floor



Fourth Floor



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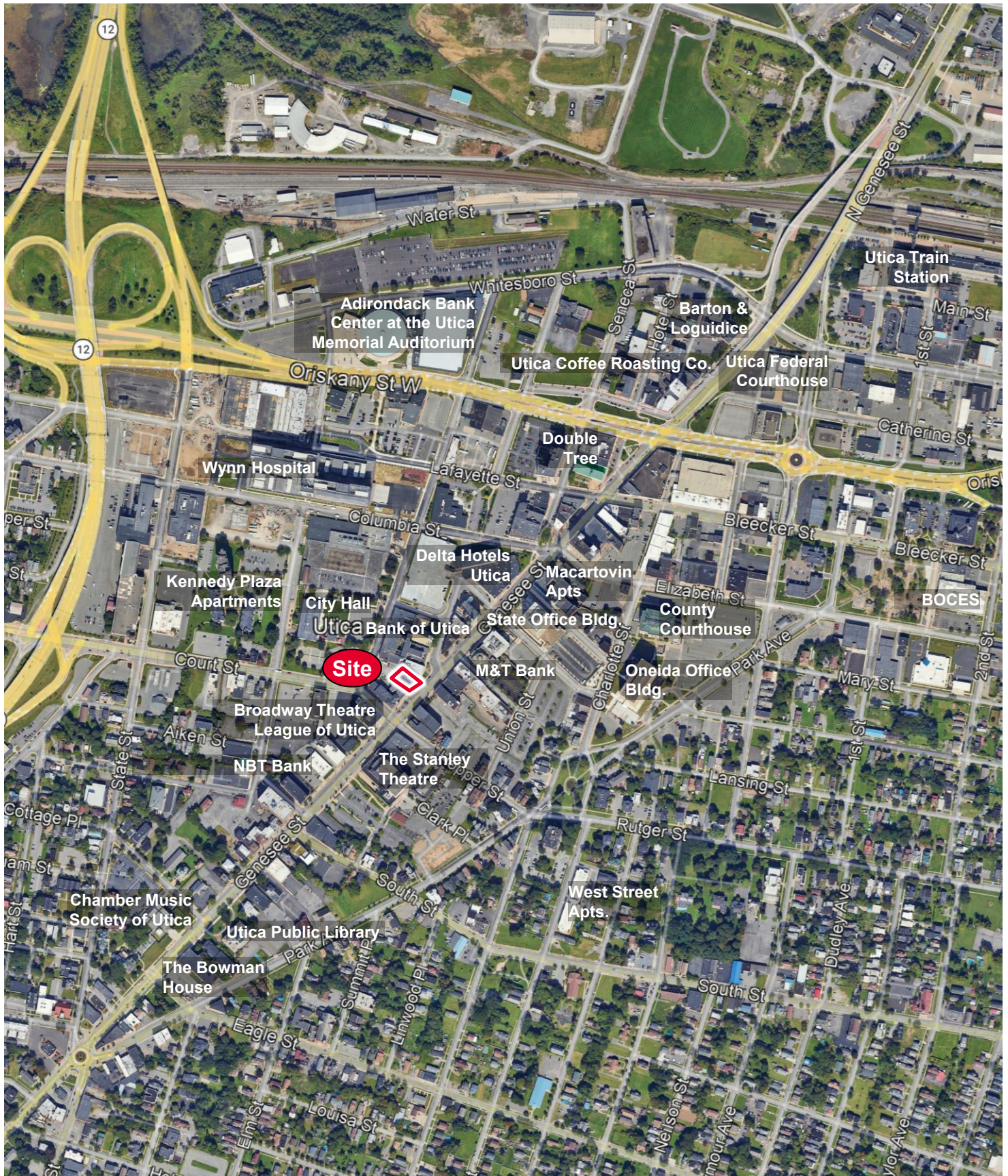


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**252 Genesee Street**, a 9,427 SF adjacent building with design plans for three (3) ground floor retail/office spaces and second floor office space





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## **Wynn Hospital**



*Drawing is a rendering and may not be to exact specifications.*

MVHS was awarded a \$300 million grant from New York State in 2017 to create an integrated healthcare delivery system in Oneida County and broke ground on the downtown Utica site in December 2019. The Wynn Hospital consists of a 703,000-square-foot, 10-story facility; a central utility plant; and a parking garage. MVHS held the grand opening of the new facility in October 2023.