



**CUSHMAN &  
WAKEFIELD**



**Pyramid Brokerage  
Company**

**252 Genesee Street  
Utica, New York 13502**

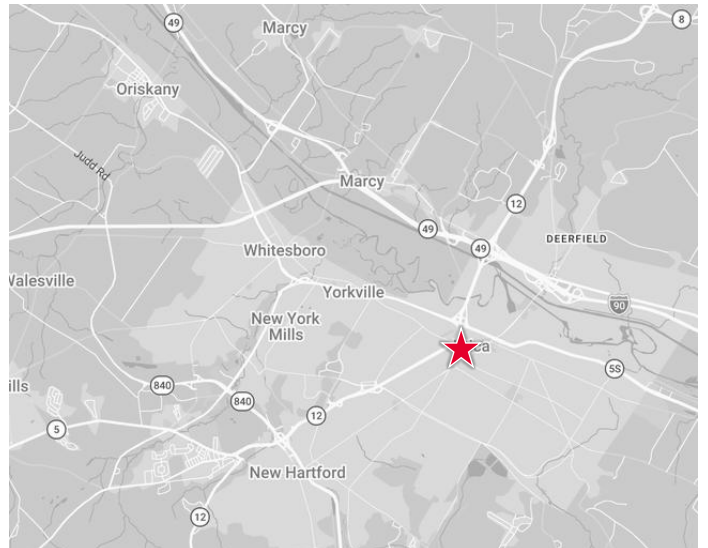


**FOR SALE**

## **DOWNTOWN OFFICE/RETAIL BUILDING**

### **Property Highlights**

- 9,472± SF 2-story building on .20 acres
- Plans to develop the property to 3 ground floor retail storefronts and 2nd floor office space
- Drawing and build plans are completed and ready for submission to the City for permits
- Adjacent building at 248 Genesee Street is also available for sale and can be purchased together
- Recent roof replacement
- CBD (Central Business District) Zoning



### **EXCLUSIVE CONTACT**

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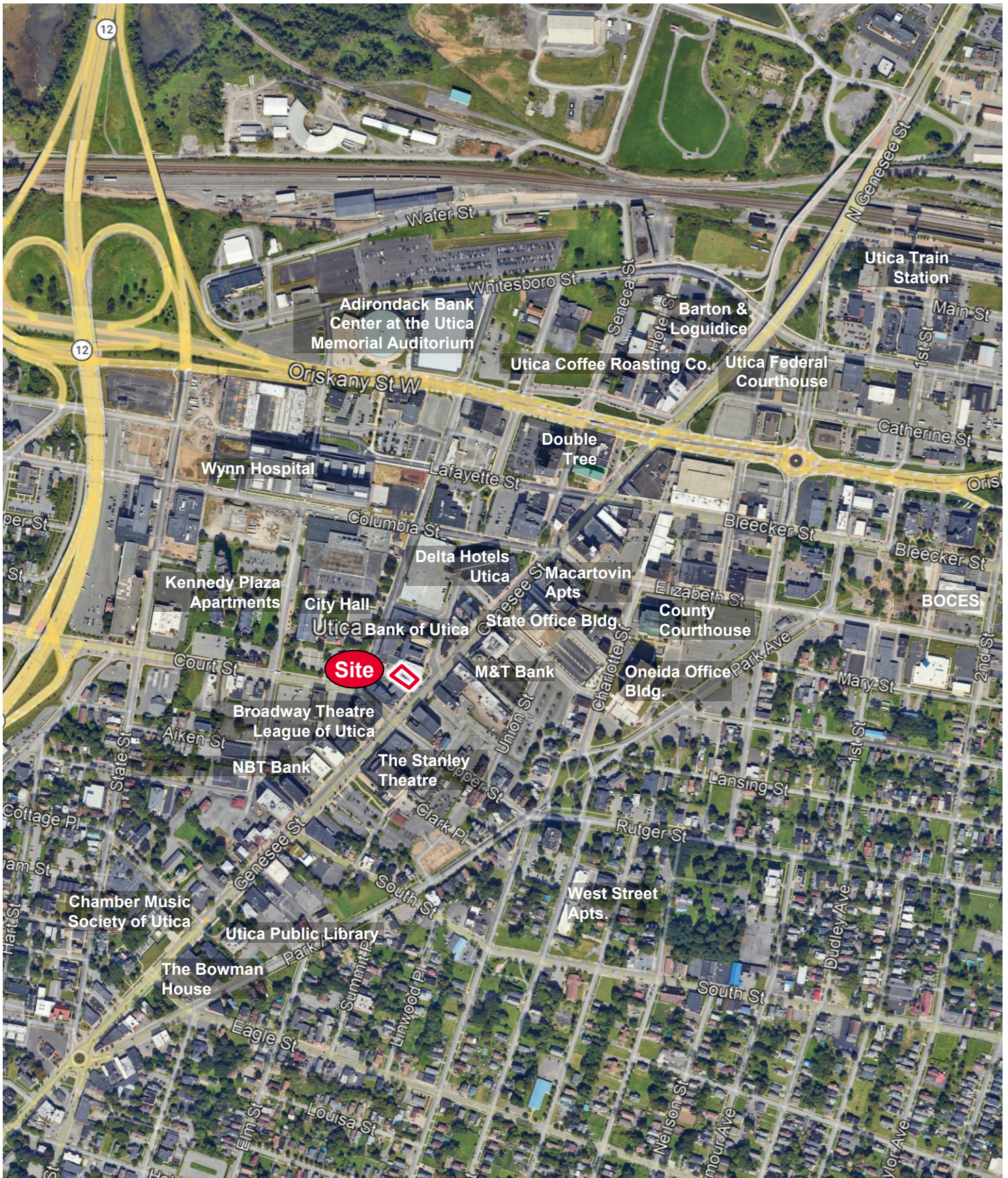
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**252 Genesee Street  
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**248-250 Genesee Street**, the Historic Kempf Building, is also available for sale by the same owner. Great opportunity for residential development with option for ground floor retail/office space. The 31,400+/- SF, 4-story building sits on 0.23 acre.





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## **Wynn Hospital**



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.