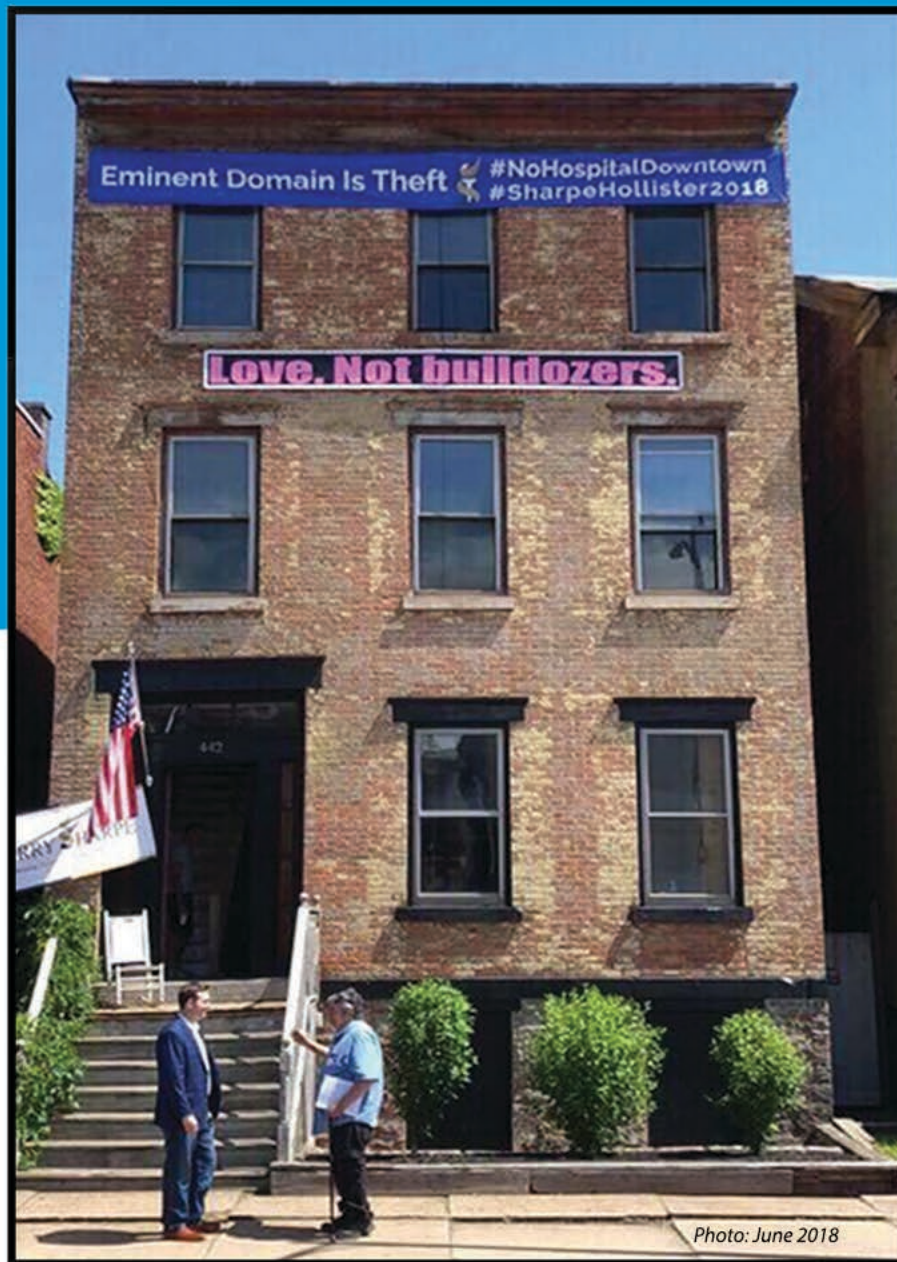


# Medical / Doctor Offices / Healthcare Building

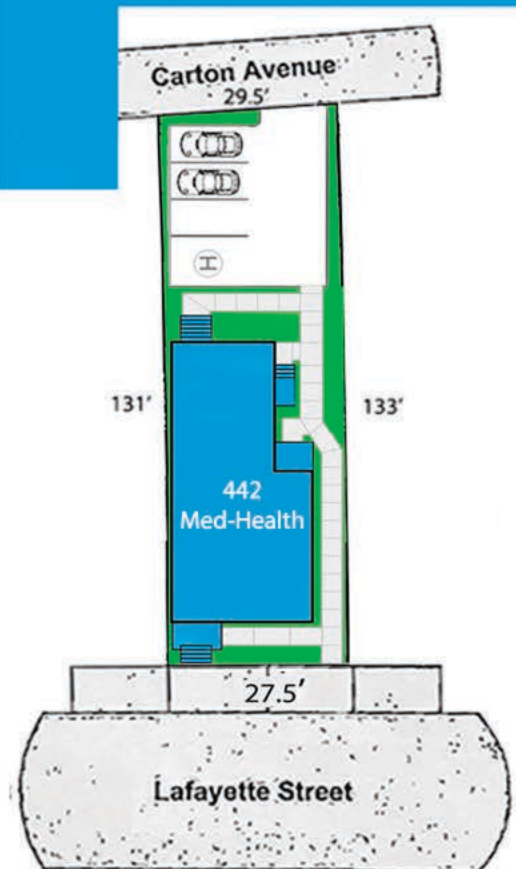
At Wynn Hospital | 442 Lafayette Street, Utica, NY

- Directly opposite Wynn Hospital
- 90,000 ER Visits
- Nearby Hotel & Downtown Services
- 6,300 sq. ft. on 4 floors
- Elevator services 10 office or lab spaces
- Parking on and off street



Site of the **442 Med-Health** building  
442 Lafayette Street, Utica, NY

Patients will sense your healthcare team's prestige and credibility in this Class A property within Utica's new Wynn Hospital Medical Campus. Interiors and exterior finished to suit.



Redevelopment project directly adjacent to Downtown Utica's Wynn Hospital Medical Campus. Offering 6,300 sq ft of Class A space

Bagg's Square West Realty LLC  
10-12 Liberty Street, Utica, NY 13501  
Call: (315)794-0401

# Medical / Doctor Offices / Healthcare Building

## Profile Sheet for 442 Lafayette Street

**Type of Property** - 4 floor walk-up

**Square Footage** - 6,300

**Land Area** - 3,762 sq ft (0.086 acre)

**Lot Coverage** - 40.2%

**Frontage** - 27.5 ft on Lafayette Street and 29.5 ft on Carton Avenue

**Ingress/Egress** - Adequate ingress/egress is available on Carton Avenue

**Utilities** - All public utilities are available to subject site including public water, sewer, natural gas, and electric

**Age** - 1835

**Foundation** - Fieldstone

**Exterior Walls** - Red brick

**Interior Walls** - Upper walls, plaster over red brick. Ground floor walls are parging over fieldstone

**Ceilings** - Plaster

**Roof** - Flat, built-up

**Window & Doors** - Wood

**Comments** - Property formerly occupied by upholstery repair shop who utilized first and ground floors only. New owner has patched roof and prepared interior spaces for redevelopment; modern sheetrock 2x4 walls, old wiring and plumbing have been removed. Former garage on Carton Avenue consists of partial cinder brick foundation.

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Downtown Utica's Wynn Hospital Medical  
Campus. Offering 6,300 sq ft of Class A space

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# Medical / Doctor Offices / Healthcare Building

## Assessment, Taxes, Zoning & Expenses

for  
442 Lafayette Street

	Tax Map # 318.34-1-33	
<b>Land Assessment</b>	<b>\$19,500.00</b>	
<b>Improvements</b>	<b>\$0.00</b>	
	<b>Total Assessment</b>	<b>\$19,500.00</b>
<b>School Tax</b>	<b>\$525.86</b>	
<b>City Tax</b>	<b>\$527.12</b>	
<b>Library Tax</b>	<b>\$13.74</b>	
<b>Onieda County Tax</b>	<b>\$256.16</b>	
	<b>Total Taxes</b>	<b>\$1,322.88</b>

## Zoning

Central Business District

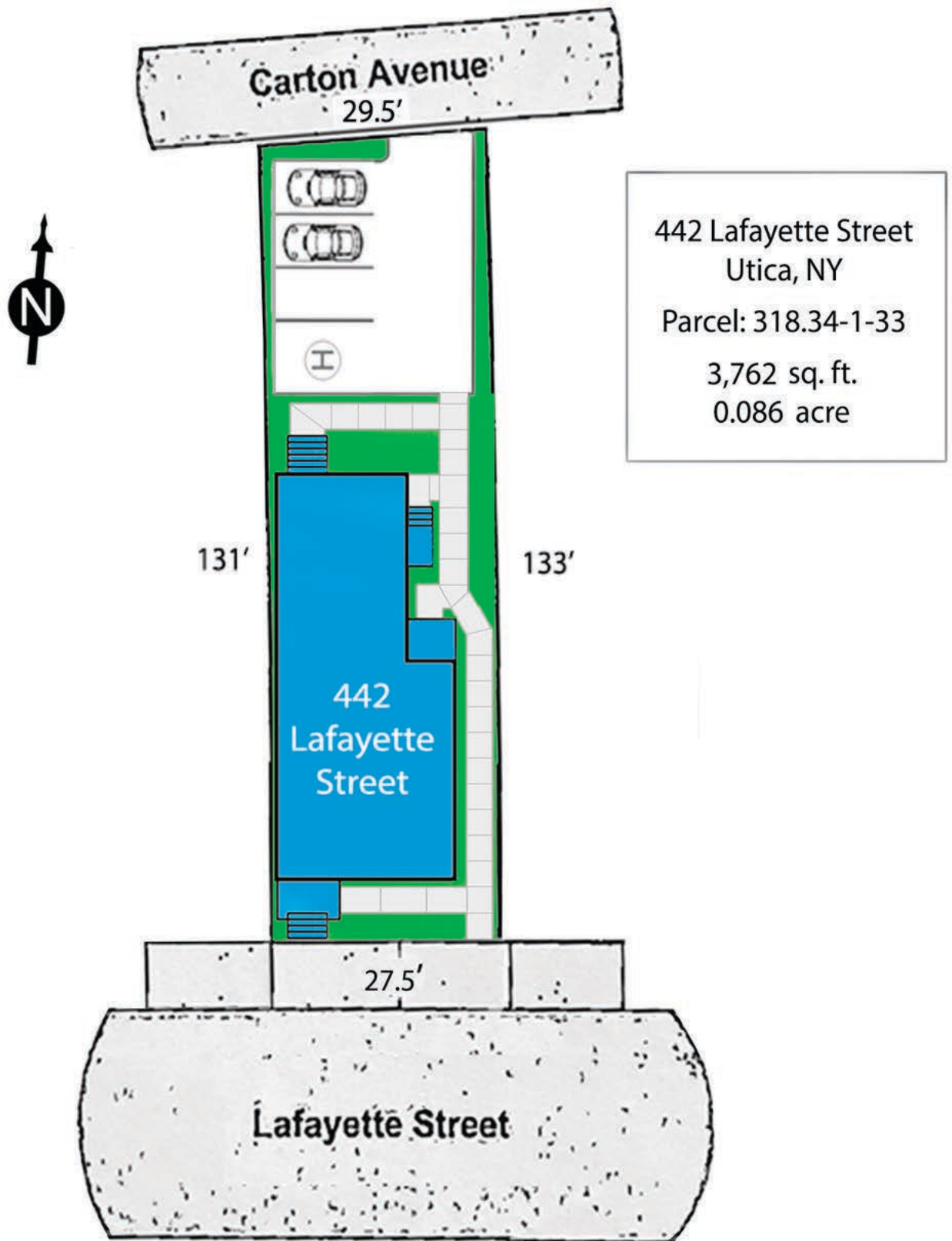
## Expenses

Only taxes (\$1,322.88) and water (\$285.00) as utilities (gas and electric) are turned off. Re-development work is being completed using remote power sources.

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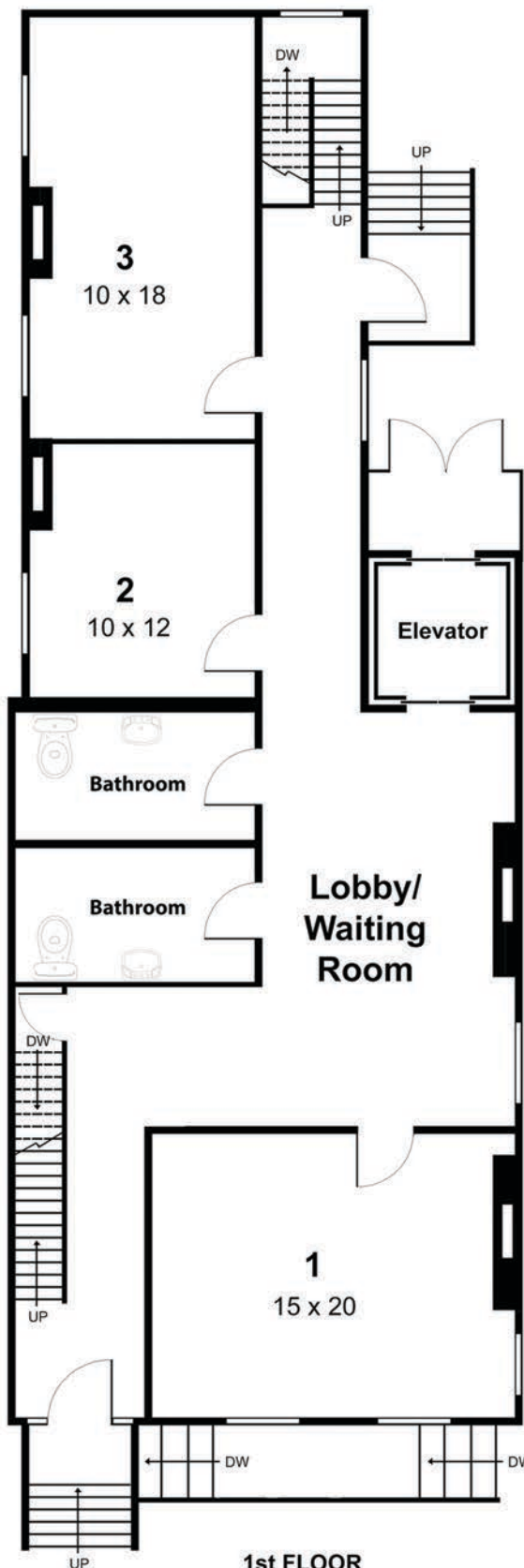
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# Medical / Doctor Offices / Healthcare Building



Ground FLOOR



1st FLOOR

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# Medical / Doctor Offices / Healthcare Building



2nd FLOOR



3rd FLOOR

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As the Wynn Hospital takes shape many older and new investments have caused real estate (in-and-around the Columbia Lafayette Neighborhood) to increase in value. Here are just some...

## 442 Med-Health Building

Surrounded by \$82M in transportation projects, a \$10M Downtown Revitalization plan and 15-years of programs and Master Plans to attract private investments into Downtown's CBD...



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