

Great  
Location

**GREAT INVESTMENT OPPORTUNITY!**

**Asking: \$109,000**



**269-275 No. Main St., Herkimer, NY**  
**56-Units + 4-Storefronts**

SBL: 113.81-6-35  
Zoning Code: C-3  
Total Acreage/Size: 0.45+/-  
Land Assessment: \$61,8600  
Municipal Full Market Value: \$440,800  
Municipal Water & Sewer  
Full Basement  
Gas Fired Steam Boiler  
Previously Sold for \$460,000 in 2006  
Annual Taxes: \$21,494.14+/-  
Frontage: 99.33'+/-

Property Class: 481-Downtown Row Type  
Total Annual Taxes: \$21,494.19+/-  
Construction: Brick and Masonry Row Style  
Gross Building Area: 32,865+/-  
Deed Book: 1143/Page 700  
Herkimer School District  
4 Commercial Units w/ 56-Single Room Residential Units  
Copper and PVC Plumbing  
Previously Appraised: \$450,000  
Unlimited Potential Cash Flow.....

**\*\*\*\*\*Bank Owned. Make An Offer\*\*\*\*\***

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**WE CAN SELL YOUR PROPERTY TOO**