

The Steuben Building

76,000 SF Office Building

FOR SALE

\$2,750,000



Profile

Lot size:	75' x 187'
Zoning:	Commercial-Office
Built:	1886 and restored in 1981
Bldg. size:	76,000 SF
Available SF:	41,000 SF of office space
Stories:	6 + health club on basement level
Elevators:	2 passenger
Parking:	75 spaces @ Columbia St garage
Utilities:	Water & Sewer - municipal
HVAC:	GHA and central air
Financials:	Available upon request

Features

- Beautifully restored historic office building with lots of warmth and character.
- Continued use as office building or conversion to residential lofts/apts/condos.
- Located in Central Business District surrounded by shopping and restaurants.
- Empire Zone Benefits
- Steuben Athletic Club as a tenant or resident amenity.
- One Block from I- 787 on/off ramps

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