



Flex/Mixed-use Building



FOR SALE | FLEX BUILDING

1970 West Fayette Street, Syracuse, NY 13204

Property Description

Strathmore paints was founded in 1942, operation successfully until its recent acquisition.

The Strathmore Paints building was erected in the early 1880's and was originally a stop along the Erie Canal. One of the earliest property owners occupying the property in about 1913 was the Sanford Motor Truck Company.

Situated at the base of Tip Hill overlooking Syracuse's Westside at the intersection of Erie Boulevard West and Hiawatha Boulevard.

Recent neighborhood improvements include Harbor Street Lofts, Syracuse Parking Services, Modular Comfort Systems and a new Byrne Dairy store schedule to open this Spring.

Additionally, improvements on the near Westside feature; Aldi's Plaza, Marcellus Commons, Nascentia Health, Strada Mia Restaurant and many more.



CONTACT EXCLUSIVE AGENTS:

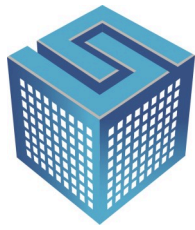
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SUTTON
REAL ESTATE COMPANY

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Highlights

Affordable

Syracuse is more affordable than other major U.S. metro areas, making it a popular place to live for families and retirees. Young professionals also enjoy the region, both for its prices and because there is plenty to do. For this reason, businesses will continue to look for space to lease in order to grow and expand in a growing community.

Convenient

Convenience is a major perk of life in Syracuse. The center of the city is under 20 minutes from desirable suburbs, including places like Manlius, Baldwinsville and Liverpool. Just 15 minutes from Destiny USA, one of the largest malls in the US. Five hours or so will have you in major cities such as Boston and New York.

Economic Outlook

- 74% described their business in 2018 as being strong or very strong.
- 75% described their outlook for the strength of their business in 2019 as strong or very strong.
- 75% anticipate increased sales or revenue in 2019.

Source: Centerstate CEO's Economic Forecast

Purchase Price: \$495,000

Property Features

- 36,000 +/- SF masonry, three-story building on 1.3 acre parcel.
- Premier site overlooking Erie Boulevard West/Hiawatha Boulevard with additional access from West Fayette Street.
- Ample parking available in two lots plus underused land.
- Excellent candidate for restoration and historic tax credits as mixed-use, apartments, office, retail, commercial, light industrial uses, res-

TRAFFIC COUNTS

- Erie Blvd West — 6,699 AADT
- Hiawatha Blvd— 20,708 AADT
- West Genesee St— 21,708 AADT

Source: NYS Traffic Data Viewer 2016

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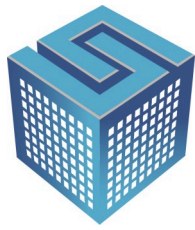
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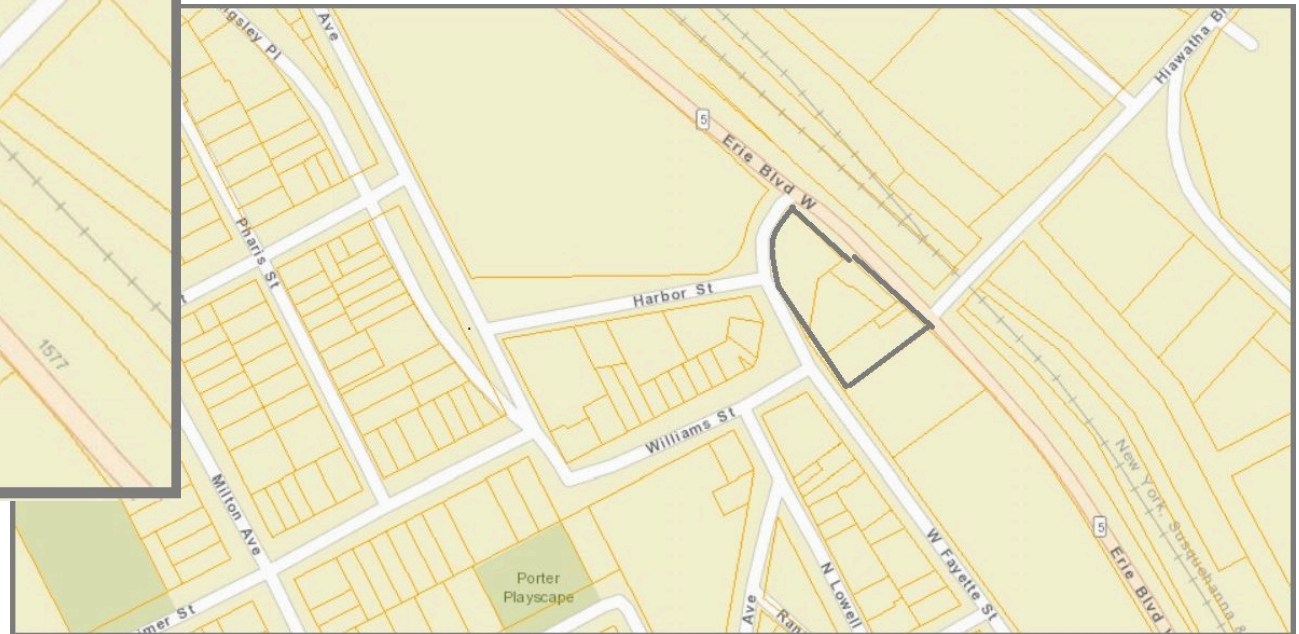
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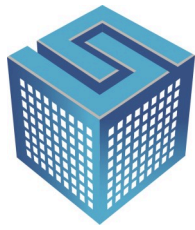
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