

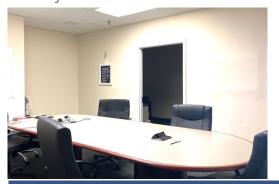
FOR SALE | OFFICE

615 West Genesee Street, Syracuse, NY 13204



PROPERTY FEATURES

- 11,200+/- SF two-story masonry office building
- Multi-tenanted building for investor or user
- 20 car parking
- Conveniently located on west edge of downtown easy access to I-690 and I-81.
- Common area conference room plus shower for fitness-minded tenants
- Current owner will remain as tenant
- Upside potential with underused space





CONTACT EXCLUSIVE AGENT:

Richard T. Robb

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Barton K. Feinberg

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SUTTON REAL ESTATE COMPANY

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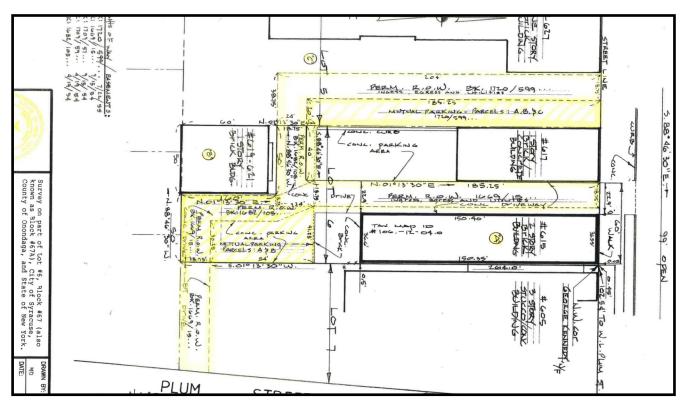
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DEMOGRAPHICS

	2 Mile	5 Mile	10 Mile
Population	76,790	226,670	377,660
Households	29,460	91,720	152,560
Average Household Income	\$46,600	\$91,720	\$76,020
Employees	100,840	184,890	257,180
Businesses	6,715	12,891	18,964

Source: CoStar 2021

TRAFFIC COUNTS AADT

- W Genesee/Leavenworth Sts 13,010
- Erie Blvd W/Plum St 13,340
- I-690/Leavenworth St 66,330

Source: CoStar 2021

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