



General Specifications

615 West Genesee St. Syracuse, NY 13204

LOT: 0.45 acre (+/-) identified as City of Syracuse TM #: 106.-12-04.0

BUILDING INFORMATION:

- 11,200 SF (+/-) two story masonry building circa 1980
- 20 on-site parking spaces
- Roofing - recently re-surfaced
- HVAC - full heating and air conditioning
- Utilities - National Grid electric and gas; City/County sanitary and water
- Common conference and shower rooms available to tenants

CAP RATE:

- 11.2

REAL PROPERTY TAXES:

- \$ 10,852 (City, School and County - 2020/2021)

ZONED:

- Commercial District - Class A (C-A) City of Syracuse [current zoning] allowing numerous uses including but not limited to:
- Local Retail and Services
- Offices, Studios and Galleries
- Restaurants, Bakeries and Food Services
- Hospitals, Care Homes
- Private Recreation
- Apartments, Condominiums and Coops
- Hotels

ASKING PRICES:

- \$550,000
- Two offices, full gross leases of: 200 SF at \$333/mos; and 550 SF at \$916/mos