



General Specifications

107 Montrose Ave. Syracuse, NY 13209

PROPERTY DESCRIPTION: Freestanding Building on 0.60 acre lot (+/-)

- Built circa 1960
- Tax Map # 015-03-19.1 Village of Solvay/Town of Geddes

BUILDING INFORMATION:

- 4,800 SF (+/-) two story masonry building
- Utilities – **Solvay Electric service** and National Grid gas
- 1,500 SF (+/-) basement with 9 FT clearance
- Public sanitary and water supply
- HVAC throughout in two systems; ductless AC in barber shop

ZONING: Commercial (C) includes building location and Residential (R1) includes southerly parking area. Commercial district permits the following general uses in addition to other uses not listed:

- *Business Uses including offices and general retail,*
- Private Clubs, Funeral Homes
- Day Care
- Restaurants with specific permit

PARKING: 29 parking stalls on-site (6 stalls/1,000 SF)

PROPERTY TAXES: \$ 10,664 (2021 Village, Town, County and School District)

ASKING PRICE: \$ 349,000.00

AVAILABLE: Immediately

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