



## PROPERTY FEATURES

- Turnkey Auto Repair-offering quality service for over 40 years!
- Shop waste oil furnace
- Equipment included in sale
  - Inspection machine
  - Tire rotation/balancing machine
- Office heat/cooling pump
- Four (4) bays with three (3) lifts
- Clean environmental
- Additional large 2 bay garage for storage or additional bays
- 3 Phase 200 Amp Power
- Site also licensed for Used Car Dealer
- Heavily traveled location close to Rt 690 & I90
- Two (2) storage sheds plus a storage lean-to storage bay
- Lot 160' X 115'
- Existing curb cuts

### CONTACT EXCLUSIVE AGENTS:

**Karen Cannata-LaRocca**

*Real Estate Salesperson*

(M): 315.391.3409

[klarocca@suttoncos.com](mailto:klarocca@suttoncos.com)

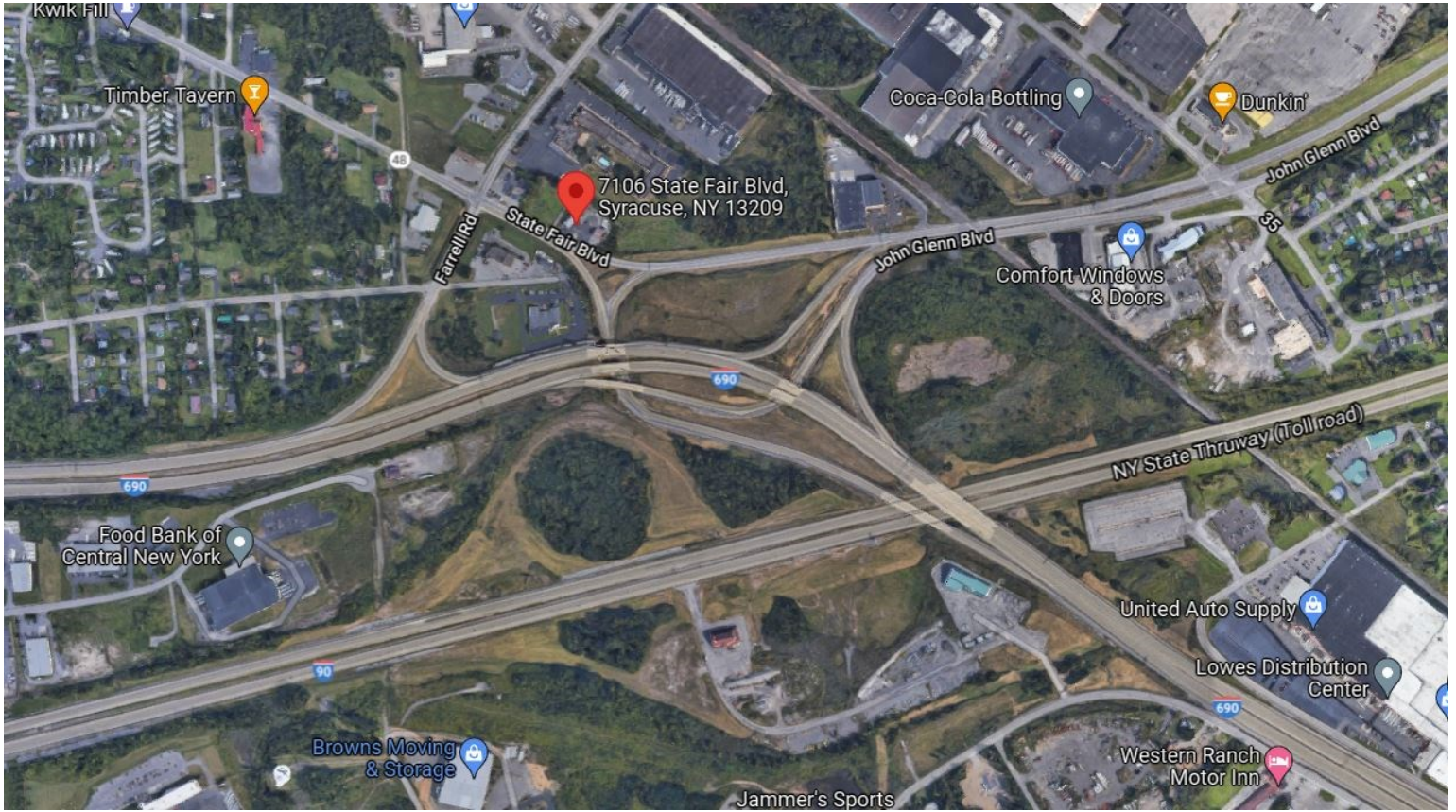
### SUTTON REAL ESTATE COMPANY

525 Plum Street, Suite 100

Syracuse, New York 13204

315.424.1111

[www.suttoncos.com](http://www.suttoncos.com)



## DEMOGRAPHICS

	2 Mile	5 Mile	10 Mile
<b>Population</b>	8,741	86,298	339,474
<b>Households</b>	3,702	36,200	137,487
<b>Average Household Income</b>	\$65,586	\$69,405	\$57,147

Source: COSTAR

## TRAFFIC COUNTS (AADT)

- I-690 & I-90 SE—34,382
- I-690 & Van Vleck Rd E—49,645
- State Fair Blvd & Rt 48 — 6,739

Source: COSTAR/NYS DOT

### CONTACT EXCLUSIVE AGENTS:

**Karen Cannata-LaRocca**

*Real Estate Salesperson*

(M): 315.391.3409

[klarocca@suttoncos.com](mailto:klarocca@suttoncos.com)

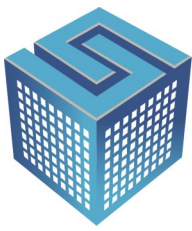
### SUTTON REAL ESTATE COMPANY

525 Plum Street, Suite 100

Syracuse, New York 13204

315.424.1111

[www.suttoncos.com](http://www.suttoncos.com)



**SUTTON**  
REAL ESTATE COMPANY

FOR SALE | RETAIL

7106 State Fair Boulevard, Syracuse, NY 13209



**CONTACT EXCLUSIVE AGENTS:**

**Karen Cannata-LaRocca**

*Real Estate Salesperson*

(M): 315.391.3409

[klarocca@suttoncos.com](mailto:klarocca@suttoncos.com)

**SUTTON REAL ESTATE COMPANY**

525 Plum Street, Suite 100

Syracuse, New York 13204

315.424.1111

[www.suttoncos.com](http://www.suttoncos.com)

*All information contained herein is from sources deemed reliable and is submitted subjected to errors, omissions, changes in price or other conditions, prior sale, leasing without notice. Principals should not rely solely upon the information contained herein.*