



**SUTTON**  
REAL ESTATE COMPANY

**FOR SALE | SPECIALITY**

517 Charles Ave., Syracuse, NY 13209



## PROPERTY FEATURES

- 5,100 +/- SF building with full, finished basement and fully equipped commercial kitchen and bar
- Situated on 0.62 acre with paved and striped parking lot for 75 cars
- Ideally suited for a church, banquet or recreational facility
- Centrally located and one block from West Genesee Street

### CONTACT EXCLUSIVE AGENT:

**Stephen Saleski**

*Real Estate Associate Broker*

(M): 315.727.3103

[ssaleski@suttoncos.com](mailto:ssaleski@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.*

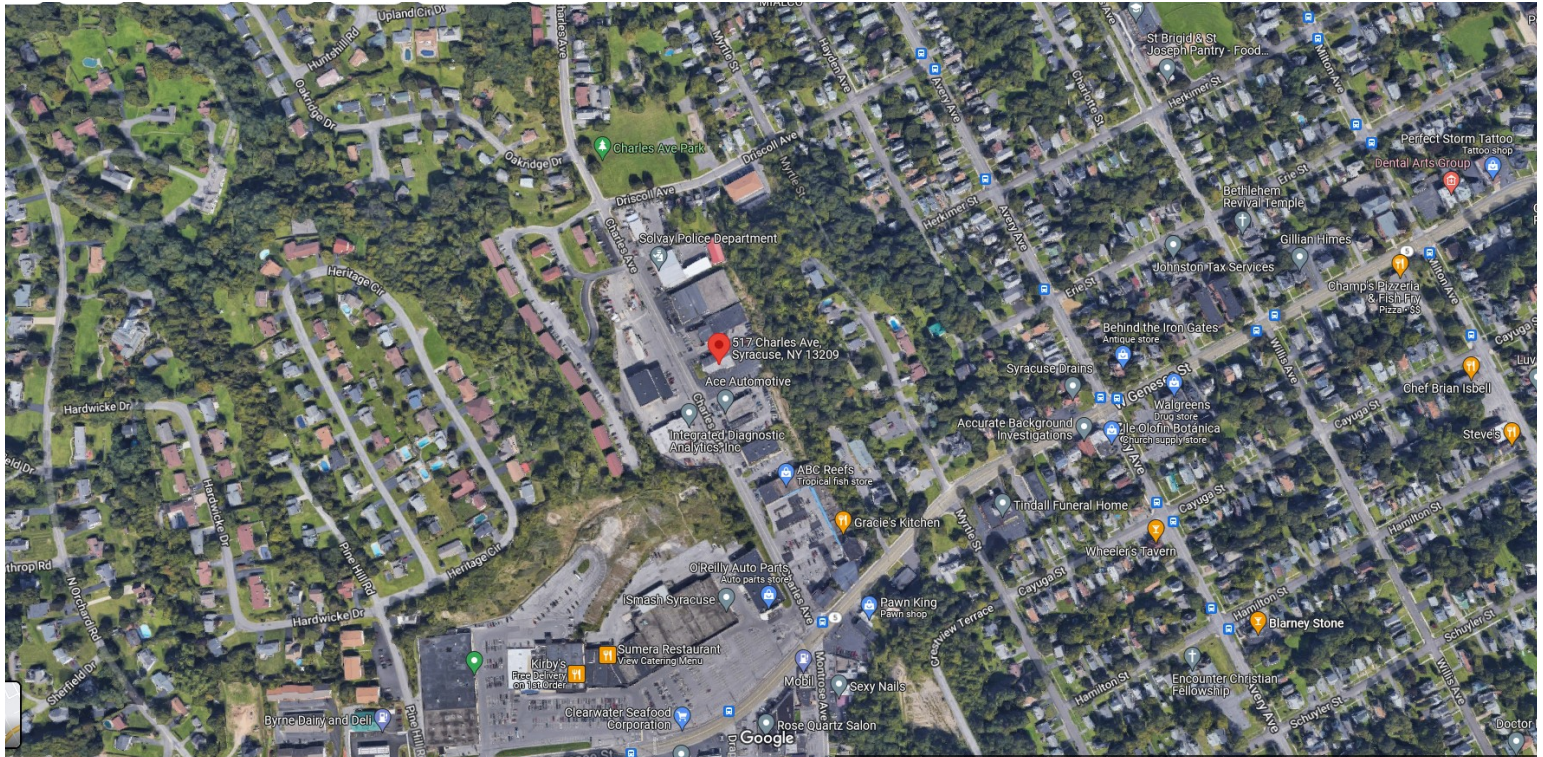




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## DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
<b>Population</b>	11,415	85,495	211,003
<b>Households</b>	5,119	35,647	85,060
<b>Average Household Income</b>	\$53,680	\$44,223	\$47,106

Source: CoStar

## TRAFFIC COUNTS

- Charles Avenue — 1,751
- W. Genesee Street — 15,422
- Milton Avenue — 6,388

Source: NYS DOT 2019

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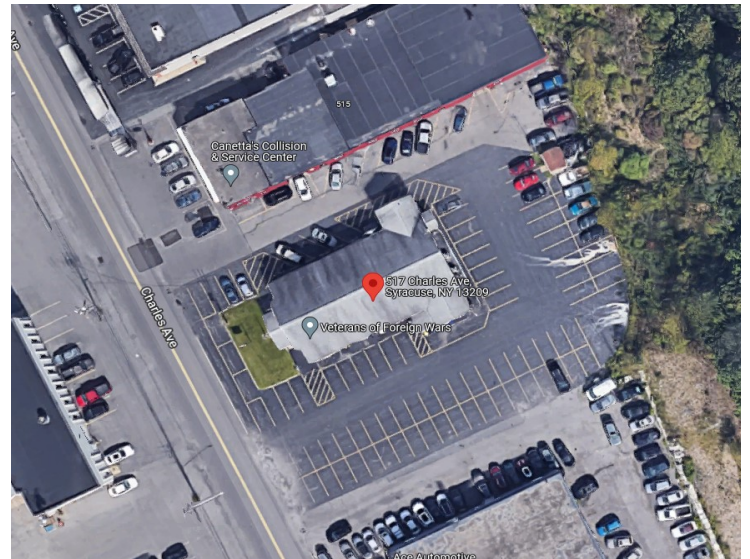
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