



FOR SALE | OFFICE/INVESTMENT
GRACE COURT

4583 North Street, Jamesville, NY 13078

PROPERTY FEATURES

- 7,686 +/- SF Suburban Office Building
- Situated on a 1.29 +/- acre parcel
- Zoned Commercial Professional Office
- Wood construction with cedar siding
- 40+ parking spaces on three parking lots
- 3 Floors with same level entry from each parking lot
- Fully Leased with office/retail tenants
- Several spaces recently renovated
- Property has direct access to Jamesville Road and Rt. 173 I481 Interchange



CONTACT EXCLUSIVE AGENT:

Karen Cannata-LaRocca

Real Estate Salesperson

315.391.3409

klarocca@suttoncos.com

SUTTON REAL ESTATE COMPANY

525 Plum Street, Suite 100

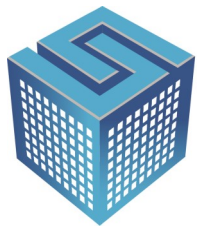
Syracuse, New York 13204

315.424.1111

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.

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Tenants include:

- Cashless Tolling
- Black Wolf Salon
- SKI NY
- Strict Kleen
- CW Beach
- Shape of Your Life



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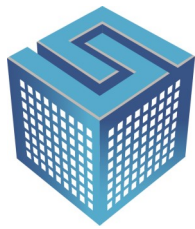
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DEMOGRAPHICS

	2 Mile	5 Mile	10 Mile
Population	86,517	216,350	374,846
Households	33,109	86,758	151,404
Average Household Income	\$55,517	\$67,158	\$81,156
Total Businesses	7,111	13,291	19,241
Total Employees	87,368	180,585	245,946

TRAFFIC COUNTS

- East Seneca Turnpike and Solvay Rd. SE—8,151
- North St. and East Seneca Turnpike—9,082

CoStar

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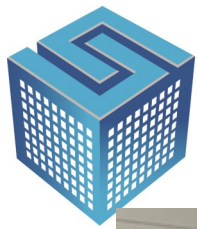
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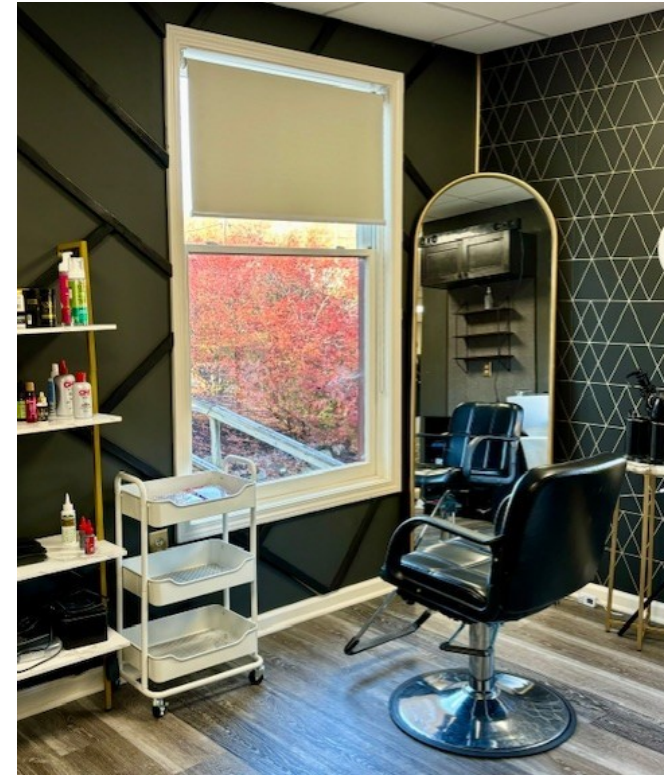
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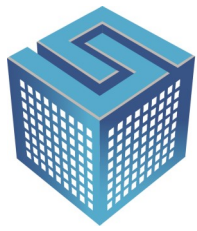
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