

PRICE REDUCED

105 N Main Street

North Syracuse, NY 13212

\$400,000

Reduced from \$450,000 | \$178/SF | 2,244 SF

2,244

Square feet

15

Parking

0.23 AC

Lot size

\$178

Per SF

1950

Year built

Property overview

Well-maintained, single-story commercial building on high-visibility North Main Street. This 2,244 SF medical office has been in continuous professional use for over 60 years and currently houses an established optometry practice operating at this location for 29 years. Ideally suited for medical, dental, chiropractic, physical therapy, counseling, or general professional office use.

The interior features a reception and optical retail area, multiple fully equipped exam rooms, private offices, lab space, and storage. The building sits on a 0.23-acre lot with 15 dedicated parking spaces.

Key features

- New roof installed 2024 — major CapEx completed
- Single-story, fully accessible layout (2,244 SF)
- 15 on-site parking spaces (~7 per 1,000 SF)
- High-visibility North Main Street frontage
- 29+ years continuous medical office use
- Turnkey, move-in ready condition
- Matterport 3D virtual tour available

Growth corridor

North Syracuse sits at the center of Central New York's economic expansion. The Micron Technology semiconductor fab under construction in nearby Clay, NY is expected to bring tens of thousands of jobs and billions in investment, driving significant demand for commercial and professional services in the region.

Purchase options

Building only: \$400,000 — ideal for owner-users or investors seeking a medical office with built-in tenant potential.

Building + business: \$950,000 — acquire the building plus the established 29-year optometry practice (offered separately at \$550,000) for a complete turnkey investment.

Seller financing may be available for qualified buyers.

Suitable uses

Optometry • Ophthalmology • Dentistry • Dermatology • Chiropractic • Physical therapy • Counseling • Family medicine • Insurance • Financial services • Law office • Accounting

Schedule a private showing

Jason Klink | Home With Us Realty Group, LLC

(315) 427-6379 | Showings by appointment — 24-hour notice | NDA required for business financials

Property fact sheet

105 N Main St, North Syracuse, NY 13212

Property details		Financial details	
Address	105 N Main St	List price	\$400,000
City / State / Zip	North Syracuse, NY 13212	Price / SF	\$178.25
County	Onondaga	Previous price	\$450,000
Property type	Office – Medical	Reduction	\$50,000 (11.1%)
Building size	2,244 SF	Sale type	Investment / Owner-user
Lot size	0.23 acres	NOI (reported)	\$36,900
Stories	1	Cap rate (at \$400K)	9.23%
Year built	1950	Tenancy	Single – owner-occupied
Building class	C	Current use	Optometry (29 yrs)
Parking	15 spaces (on-site)	Business available	Yes – \$550,000
Parking ratio	6.7 / 1,000 SF	Combined price	\$950,000
Zoning	07 – Medical / Prof. Office	Seller financing	May be available

Recent improvements

Improvement	Year	Notes
New roof	2024	Complete replacement — \$8,600
Hot water heater	2025	New unit installed
General maintenance	Ongoing	\$3,400–\$6,400/yr in upkeep

Property tax information

Item	Value
Land assessment	\$2,400
Improvements assessment	\$6,300
Total assessment	\$8,700
Parcel number	312401-003-000-0002-012-000-0000

Suitable uses

- Optometry / Ophthalmology
- Dermatology / Aesthetics
- Insurance / Financial svcs
- Dentistry / Orthodontics
- Counseling / Behavioral health
- Law / Accounting office
- Chiropractic / Physical therapy
- General / Family medicine
- Real estate / Prof. services

Contact listing agent

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The information contained herein has been obtained from sources deemed reliable but is not guaranteed by Home With Us Realty Group, LLC or the listing agent. Buyers are advised to independently verify all information. Square footage, lot size, and other measurements are approximate. Financial information regarding the optometry business is available under separate NDA. Equal Housing Opportunity.