

HISTORICAL BUILDING LIMESTONE PLAZA 100 Brooklea Dr, Fayetteville NY

Offering Memorandum

100 Brooklea Drive | Fayetteville, NY 13066

MLS# S1647210 | Offered at \$1,500,000



100 Brooklea Dr., Fayetteville NY

Executive Summary

This rare mixed-use investment opportunity combines historic charm, steady income, excellent location, and long-term tenant stability. With five apartments, multiple commercial spaces, and two premier retail storefronts, the building offers a strong foundation for both current cash flow and future upside.

This property is ideal for investors seeking reliability, long-term appreciation, and the prestige of owning one of Fayetteville's most recognizable commercial buildings.

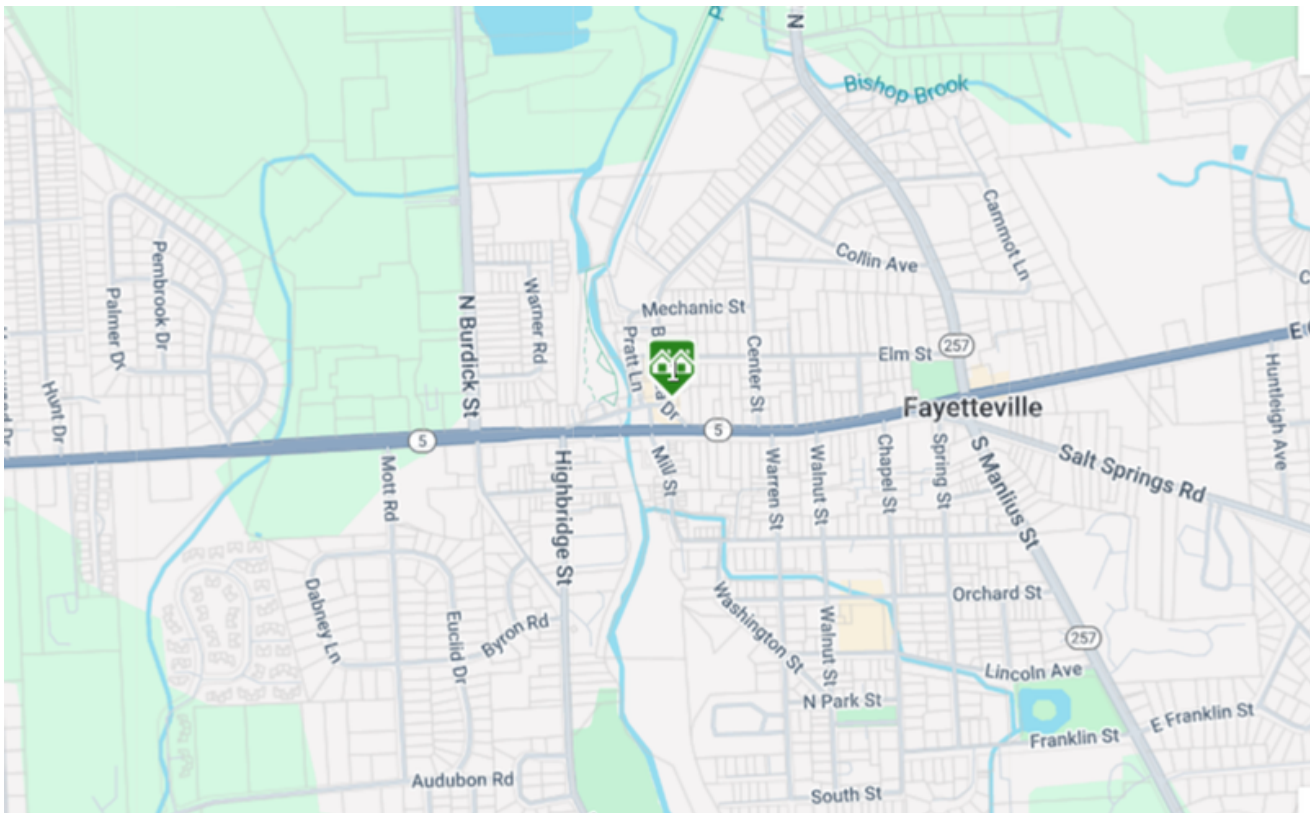


100 Brooklea Dr., Fayetteville NY

Location Overview

Located in the heart of Fayetteville's thriving business district, 100 Brooklea Drive is positioned just steps from restaurants, shops, and professional services. With exceptional visibility, walkability, and vehicle traffic exceeding 24,000 cars per day, this location is ideal for both commercial tenants and residents.

The property sits within the highly regarded Fayetteville-Manlius School District and serves as a central hub within the community.



100 Brooklea Dr., Fayetteville NY

Property Description

Introducing a rare opportunity to own a fully-leased, historic mixed-use commercial building in the vibrant heart of Fayetteville's business district. Ideally positioned just off E Genesee Street—with a daily traffic count exceeding 24,000 vehicles—this iconic three-story property offers unmatched visibility, walkability, and a long-standing community presence.

With 10,000+ sq. ft. of thoughtfully maintained space, this asset blends historic charm with modern functionality, delivering stable income from a diverse and reliable tenant mix. Locally owned for more than 40 years, the building reflects consistent maintenance, recent updates, and strong pride of ownership.

Investment Highlights

- Fully-leased, turnkey investment with retail, office, and residential tenants.
- Two prominent ground-floor retail storefronts (~1,200 sq. ft. each).
- Multiple leased commercial suites on the 2nd floor with exterior access.
- Five well-maintained apartments with separate utilities.
- Historic Registry designation with architectural character.
- Recent exterior painting and ongoing maintenance.
- Prime location surrounded by shops, restaurants, and services.
- High walkability and ample nearby parking.
- Below-market rents with value-add potential.

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WELL MAINTAINED ~ PRIDE OF OWNERSHIP

MAJOR UPDATES

- 2002 - Roof redesigned, changed from flat to pitched
- 2024 - New roof \$21,000
- 2023 - Exterior painted \$14,727
- 2021 - Created 2 storefronts & separated 1st floor electrical
- 2026 - Remodeled apartment #8 - \$11,600
- 2026 - Remodeled apartment #6 - \$5,000

INCOME & EXPENSE

INCOME BREAKDOWN BY UNIT

UNIT	TENANT	MONTHLY RENT(\$)	ANNUAL RENT (\$)	NOTES
Suite A	Fashion Exchange	1,500	18,000	5yrs
Suite B	Salt Point	1,500	18,000	5yrs
Apt 1	(1BR, 3rd Fl Outer Right)	1,000	12,000	2/1/26
Apt 2	(2BR, 2nd Fl Outer Right)	775	9,300	25yrs
Unit 3 & 4 (2 units)		1,100	13,200	vacant
Unit 5	SDM Flooring	450	5,400	5yrs
Apt 6	(2BR, 2nd Fl Left)	1,300	15,600	6/26
Apt 7	(1BR, 3rd Fl Right)	750	9,000	2yrs
Apt 8	(1BR, 3rd Fl Left)	1,100	13,200	2/1/26
Total		\$9,475	\$113,700	

Annual taxes	\$19,580	Gross Rents Possible/Year	\$113,700
Annual water	\$ 1,200	Effective Gross Income	\$113,700
Annual Insurance	\$ 4,182	Less Operating Expense	\$ 28,262
Maintenance/repairs	\$ 2,000	Net Operating Income	\$ 85,438
Trash(extra bin & tote)	\$ 300		
Snow removal	\$ 1,000		
(side stairs & upper walkway- once daily)			
TOTAL	\$28,262		

~ SEPARATE UTILITIES ~

100 Brooklea Dr., Fayetteville NY

Pro Forma Current & Projected Income

Apartment /Unit	Bedrooms/sq ft	Monthly Rent-June 2026	Annual Income-June	FUTURE MONTHLY PROJECTION	FUTURE ANNUAL PROJECTION	Length of tenant occupancy	Business per sq ft
Apt #1	1 bdrm	\$1,000.00	\$12,000.00	\$1,200.00	\$14,400.00	new	
Apt #2	2 bdrm	\$775.00	\$9,300.00	\$1,400.00	\$16,800.00	25 yrs	
Unit #3 & 4	approx 612 sf	\$1,100.00	\$13,200.00	\$1,100.00	\$13,200.00	vacant	\$21.56
Unit #5	approx 349 sf	\$450.00	\$5,400.00	\$500.00	\$6,000.00	over 5 yrs	\$15.47- \$17.19
Apt #6	2 bdrm	\$1,300.00	\$15,600.00	\$1,400.00	\$16,800.00	new	
Apt #7	1 bdrm	\$750.00	\$9,000.00	\$1,200.00	\$14,400.00	2 yrs	
Apt #8	1 bdrm	\$1,100.00	\$13,200.00	\$1,300.00	\$15,600.00	new	
Suite A	approx 1200 sf	\$1,500.00	\$18,000.00	\$2,000.00	\$24,000.00	5 yrs	\$12 - \$15 - \$20
Suite B	approx 1200 sf	\$1,500.00	\$18,000.00	\$2,000.00	\$24,000.00	5 yrs	\$12 - \$15 - \$20
	\$xx.xx	\$9,475.00	\$113,700.00	\$12,100.00	\$145,200.00	\$xx.xx	

Salt Point

Store Hours

MONDAY - CLOSED
TUESDAY 11AM-5PM
WEDNESDAY 11AM-5PM
THURSDAY 11AM-6PM
FRIDAY 11AM-7PM
SATURDAY 11AM-5PM
SUNDAY CLOSED

Showings during business hours

Fashion Exchange

Store Hours

MONDAY - CLOSED
TUESDAY 10AM-5PM
WEDNESDAY 10AM-5PM
THURSDAY 10AM-6PM
FRIDAY 10AM-6PM
SATURDAY 10AM-6PM
SUNDAY CLOSED

100 Brooklea Dr., Fayetteville NY

IMPROVEMENTS-REPAIRS

TURNKEY ~ COMMERCIAL BUILDING

- 2026 - Remodeled apartment #8
- 2002 - Roof redesigned, changed from flat to pitched
- 2024 - New roof \$21,000
- 2023 - Exterior painted \$14,727
- 2021 - Created 1st floor storefronts \$5850
- 2022 - Separated 1st floor electrical for storefronts
- 2015(?) - Upper walkway, new rebar & concrete, leveled steps

2026 - Remodeled Apt #8 \$11,600 & Apt #6 \$5,000

2025 Miscellaneous Repair Expenses

*Varies yearly, average \$2000 yr

- | | | |
|--------------------------------|---------|----------|
| • Furnace - Apt#6 | \$2,100 | June |
| • Washer - Apt#6 | \$ 718 | November |
| • Washer - Apt#2 | \$ 580 | October |
| • Window AC- Unit#3 & 4 | \$ 299 | June |
| • Toilet - Apt#8 | \$ 540 | June |
| • Hot water heater- Apt#1 | \$1,700 | August |
| • Hot water heater- 1st fl | \$ 875 | November |
| • Paint & ceiling repair-Apt#6 | \$600 | October |

Furnace filters	\$ 25
Light bulbs	\$ 43
Dryer vent filters	\$ 48

Storefront bathroom
hot water for sink

MISCELLANEOUS INFO

*Snow removal- Steps & walkway along right exterior \$1,000 (Once daily in early morning)

Weekly Trash pick: Tuesdays-3 trash totes & Thursday-3 Recycle bins

Mailboxes: Apts#1-5 on 2nd floor outside walkway

Mailboxes: Apts#6,7,8 - front entry outside alcove

Layout 100 Brooklea Dr

Suite A Fashion Exchange

Suite B Salt Point

Apt 1 1BR, 3rd Fl Outside Right

Apt 2 2BR, 2nd Fl Outside Right

Unit 3 & 4 (2 units) 2nd FL Outside Right

Unit 5 SDM Flooring, 2nd FL Outside Right

Apt 6 2BR, 2nd Fl Left

Apt 7 1BR, 3rd Fl Right

Apt 8 1BR, 3rd Fl Left

Kathy/5 yrs

Nicki/5 yrs

Alexandria 2/26

Shane & Michelle/25yrs

vacant 4/26

Steve/5yrs

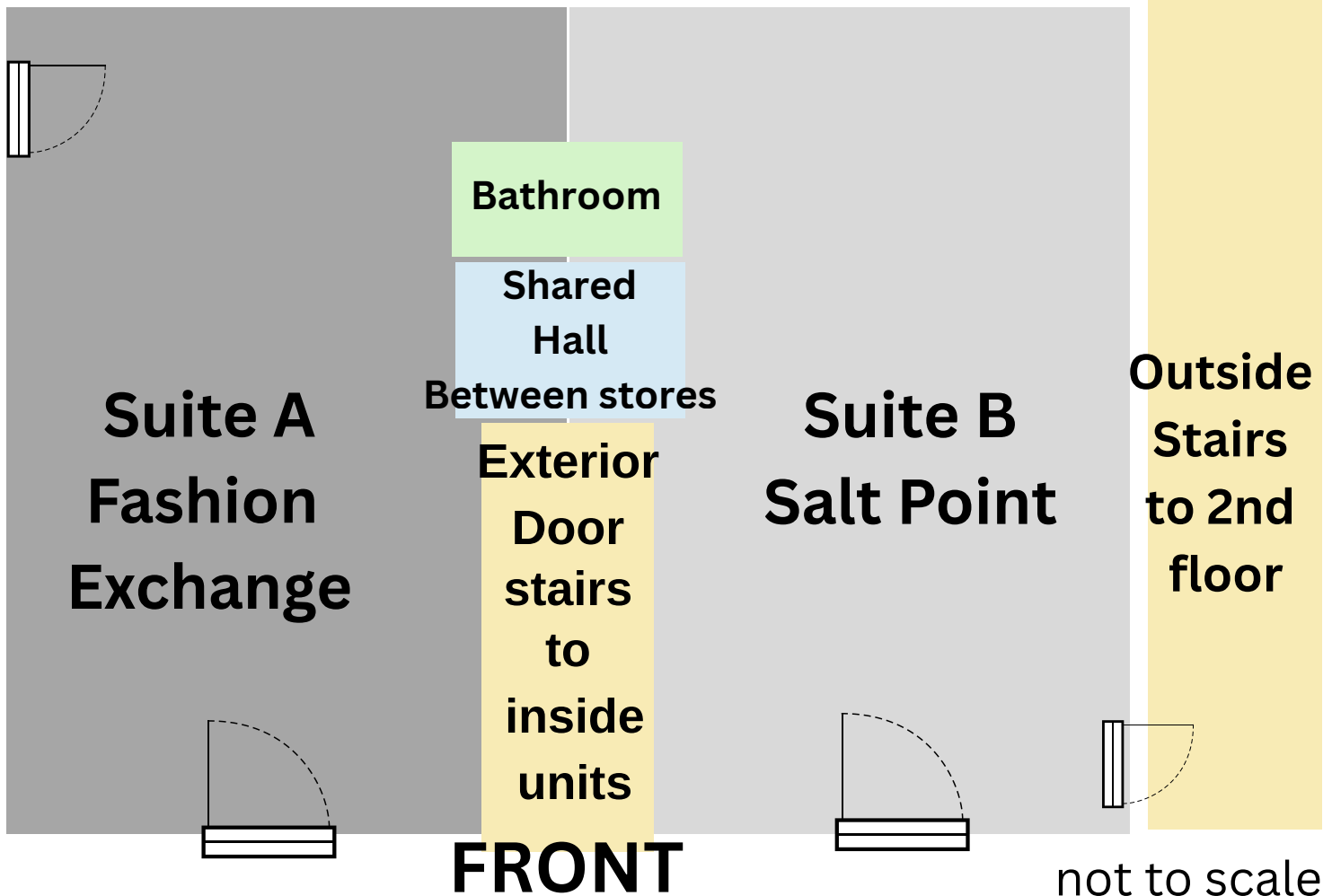
Bryce 6/26

Jeremiah/3yrs

Kyle 2/26

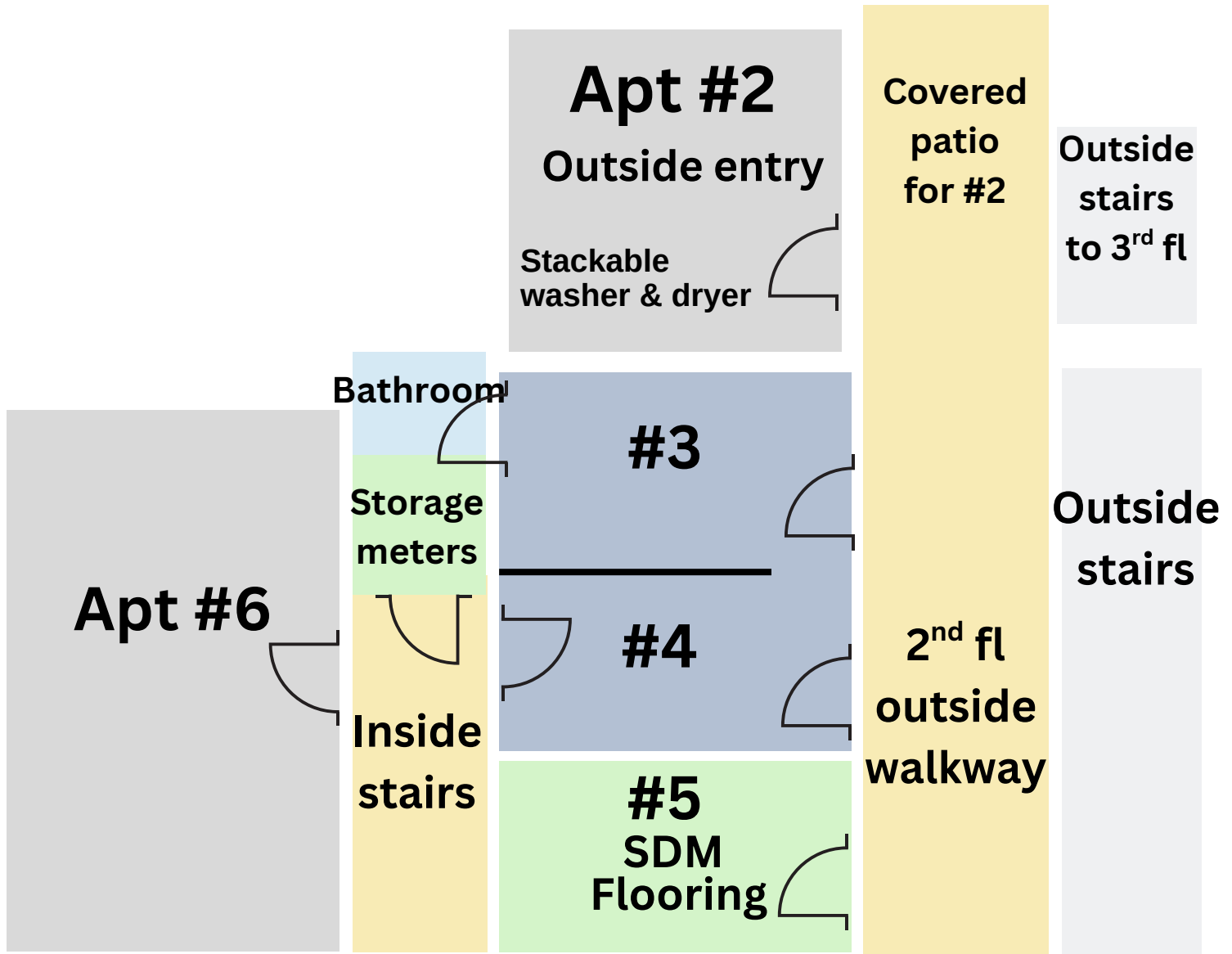
~ SEPARATE UTILITIES ~

1st floor



Layout 100 Brooklea Dr

2nd floor



FRONT

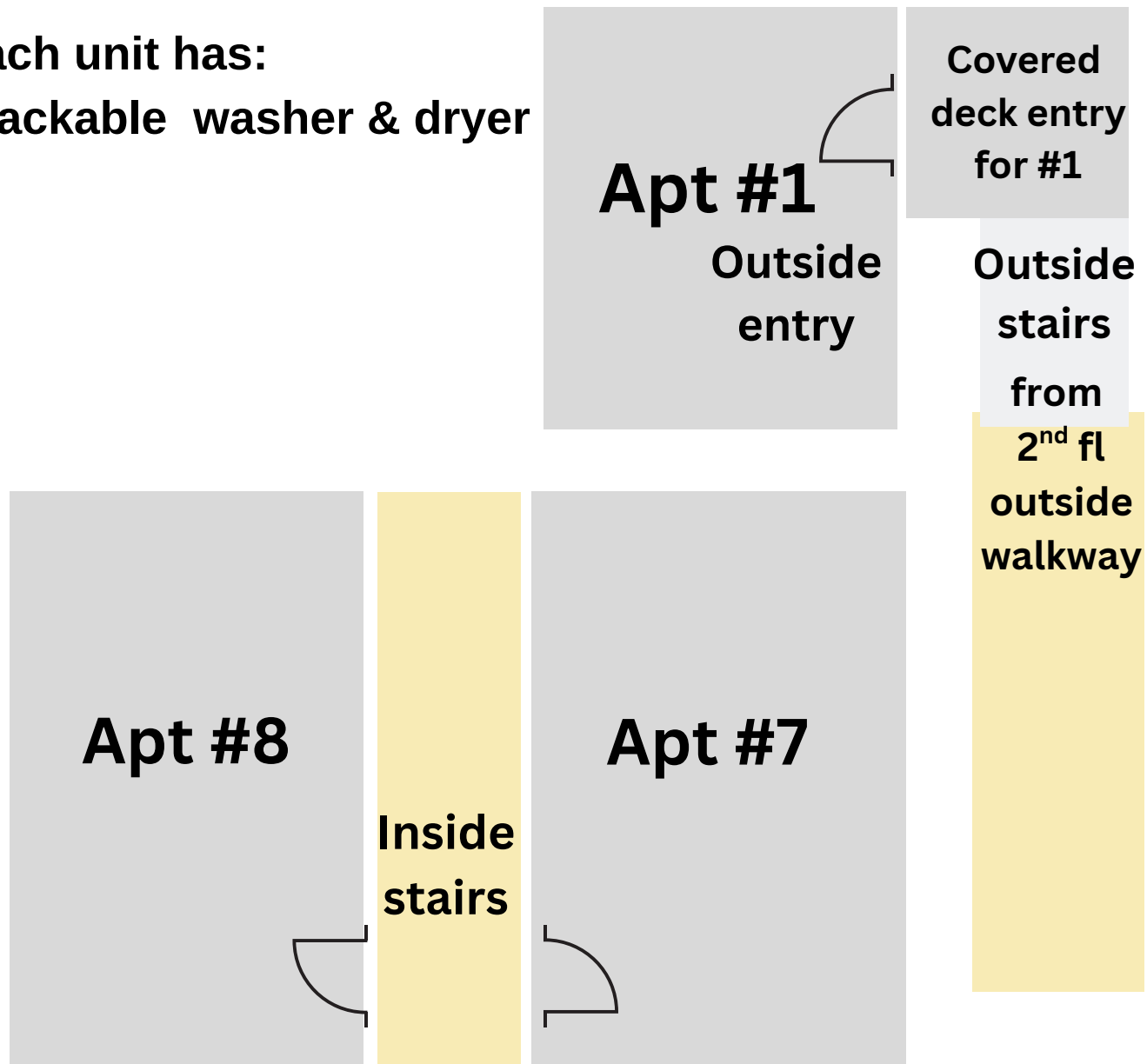


not to scale

Layout 100 Brooklea Dr

3rd floor

Each unit has:
Stackable washer & dryer



FRONT



not to scale

100 Brooklea Dr., Fayetteville NY



Aerial View



2nd floor walkway/balcony



Fashion Exchange



Salt Point



Salt Point



Unit # 3 & 4



Salt Point



Unit#5 - SDM Flooring

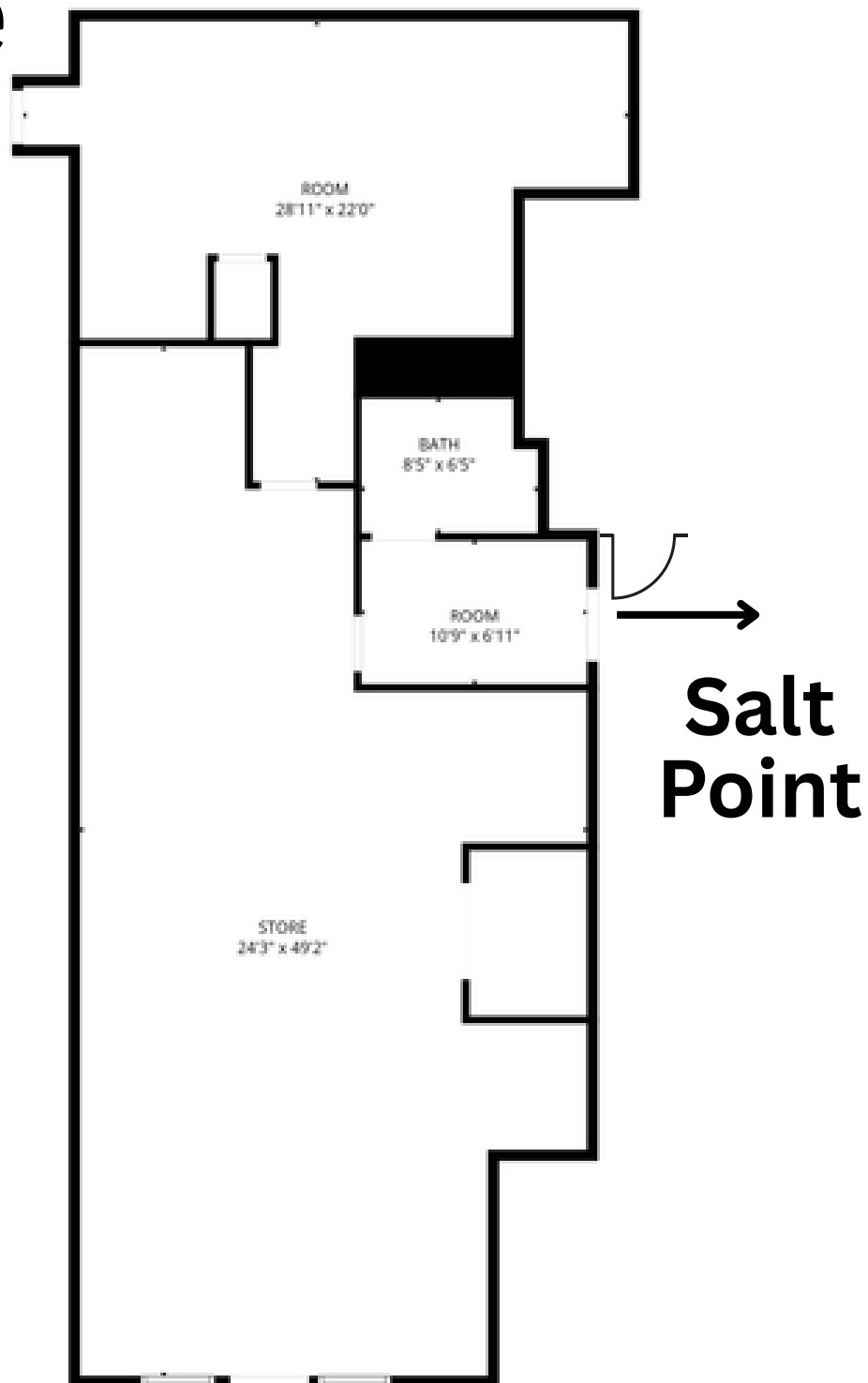


Rear area

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Suite A

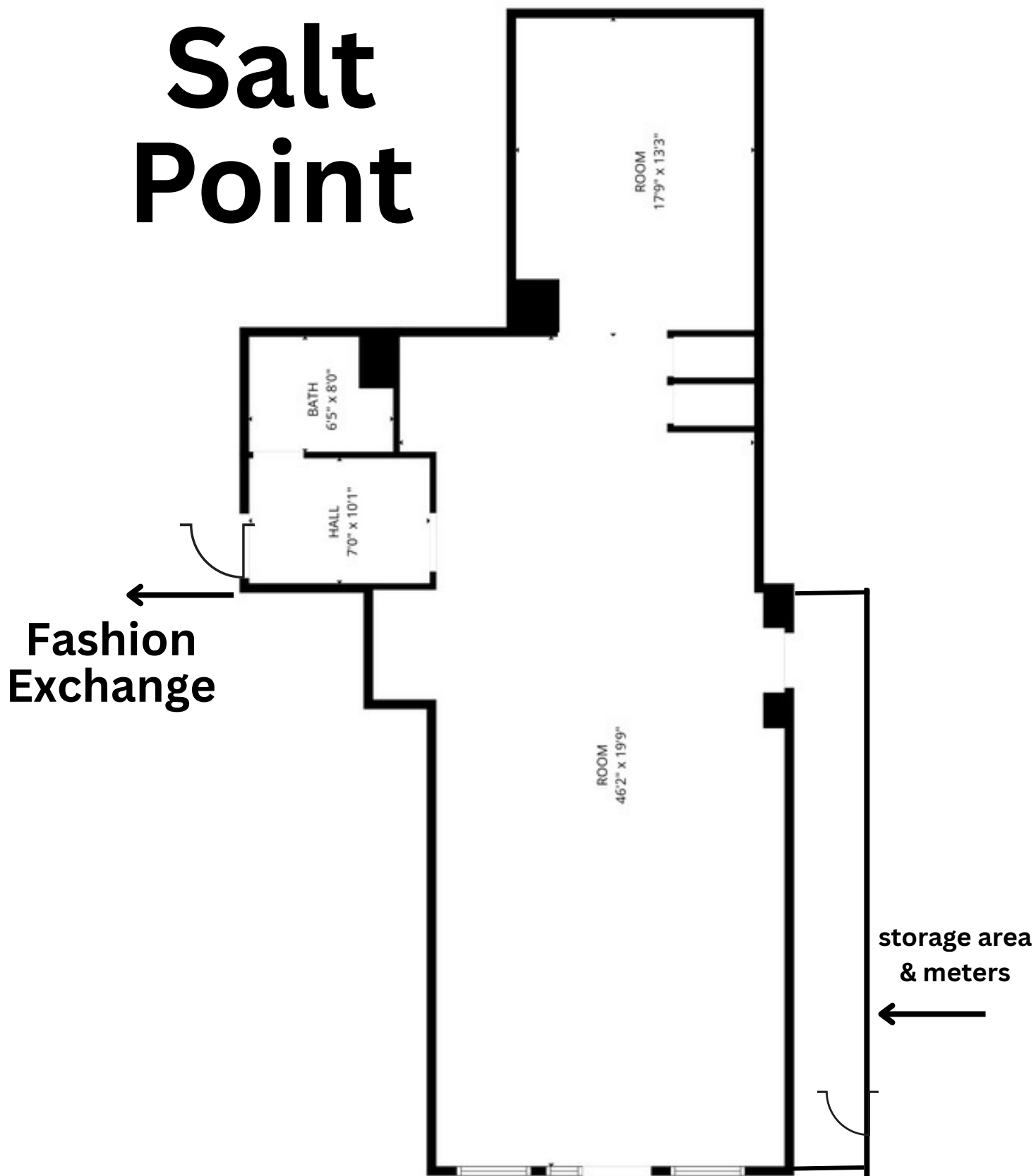
**Fashion
Exchange**



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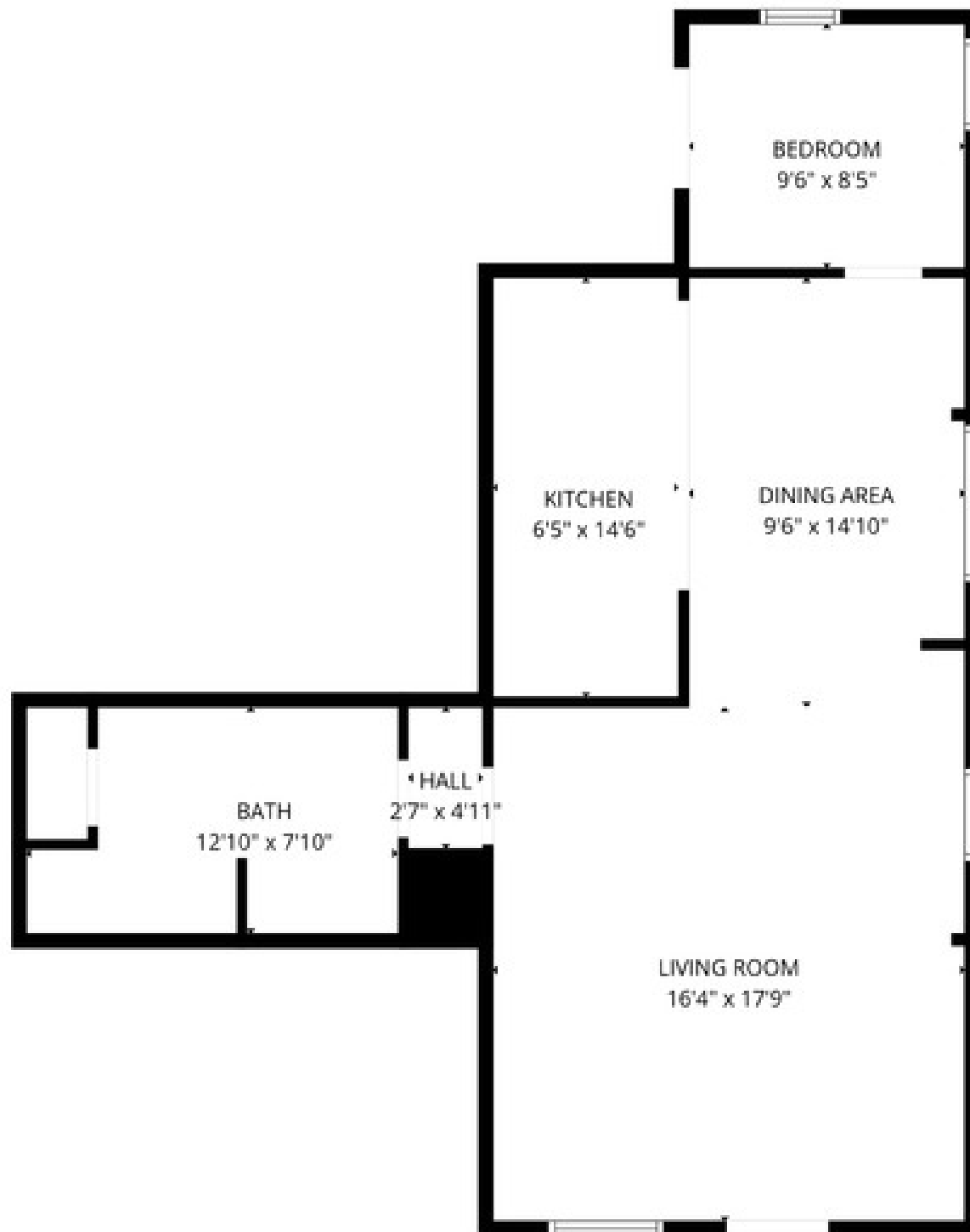
Suite B

Salt Point



100 Brooklea Dr., Fayetteville NY

Apt#1



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

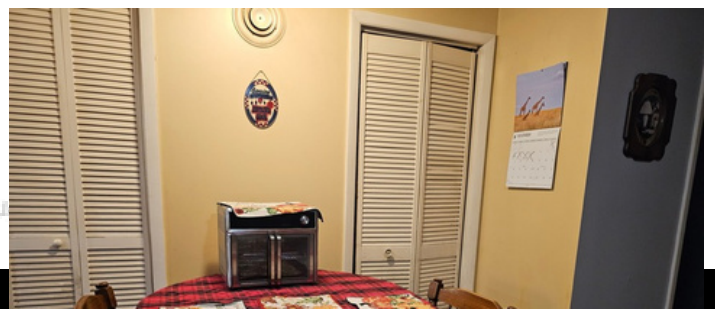
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Apt#1



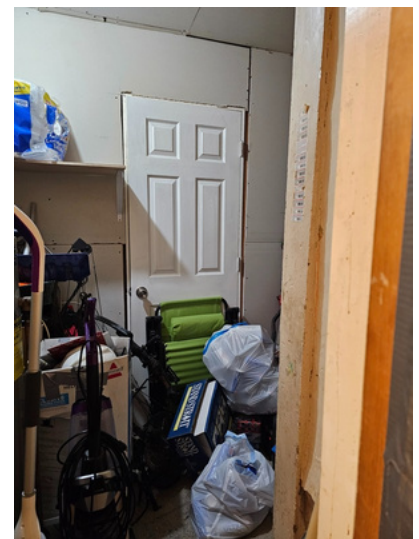
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Apt#2



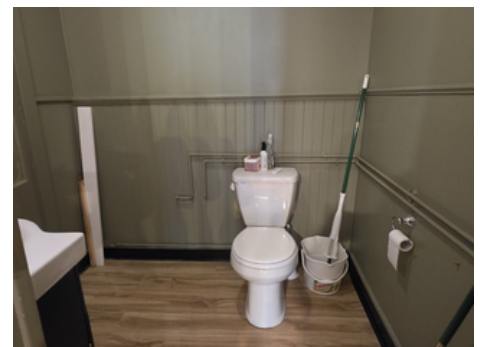
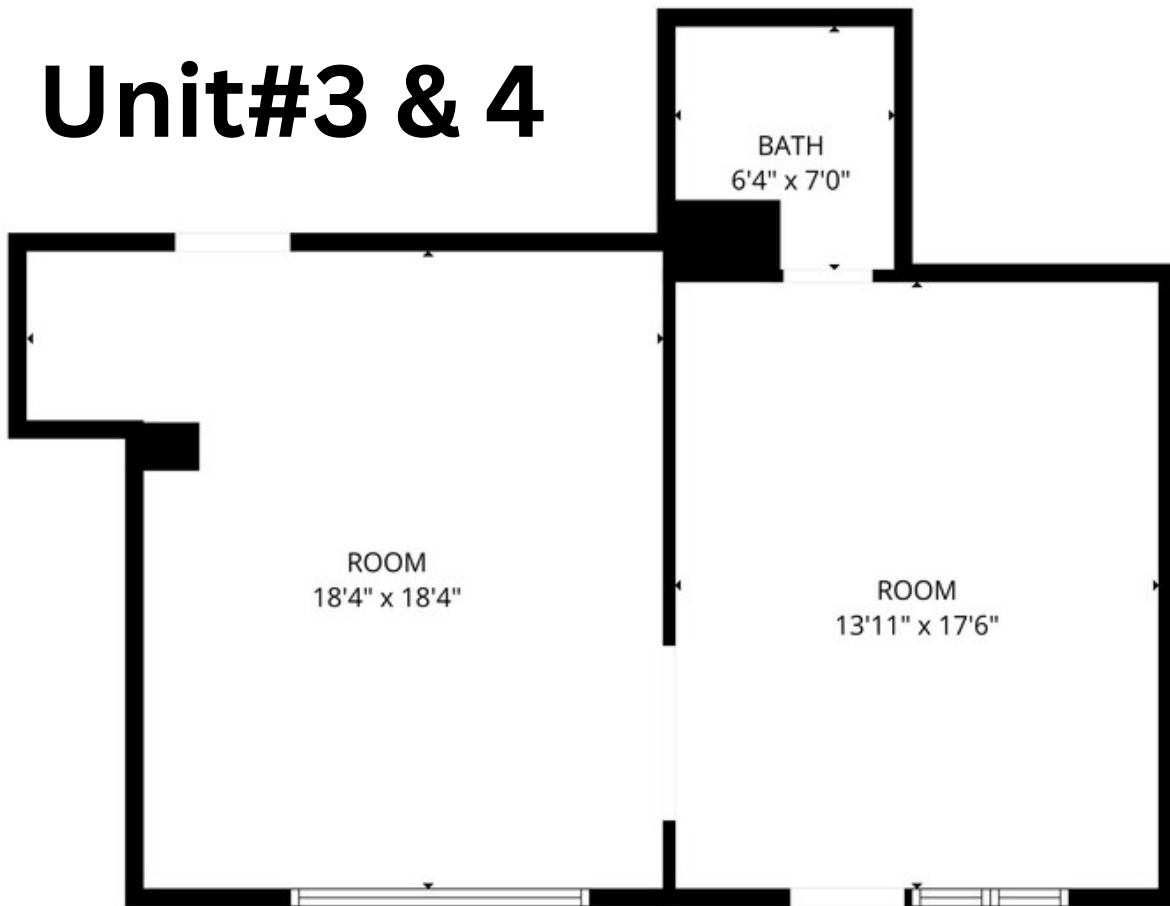
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Apt#2



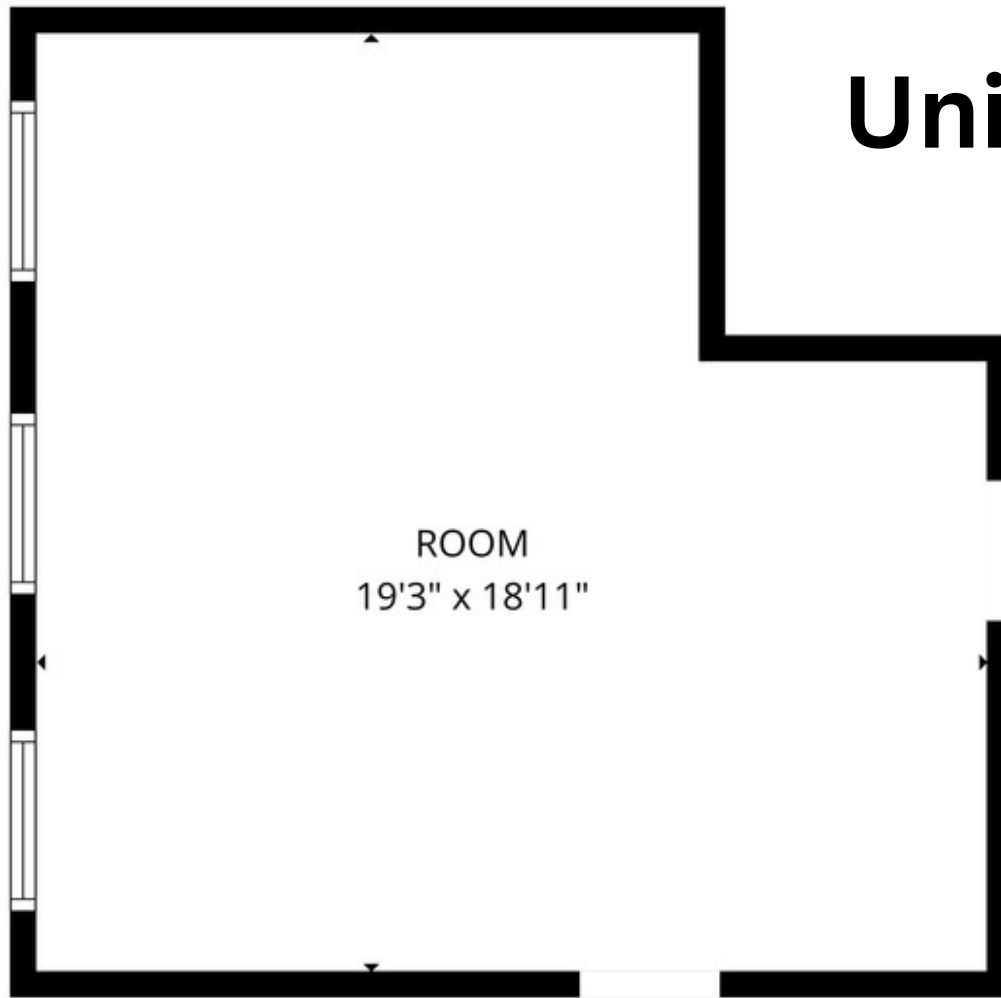
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Unit#3 & 4



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Unit#5



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Apt#6



April 2026 - Newly painted, new flooring and carpet
Previously had been rented to same tenant for over 20 years



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Apt#7



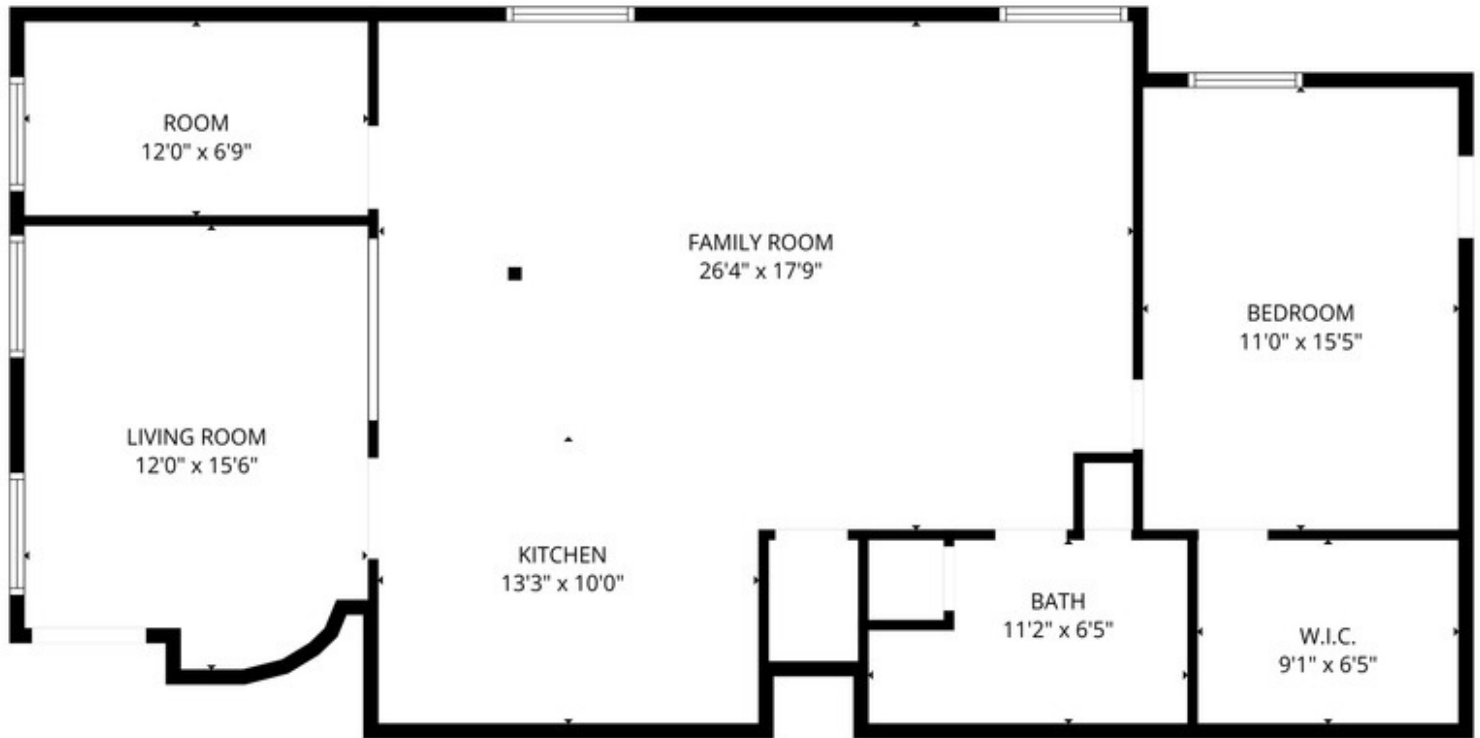
Stackable Laundry
3rd floor
Interior stairway



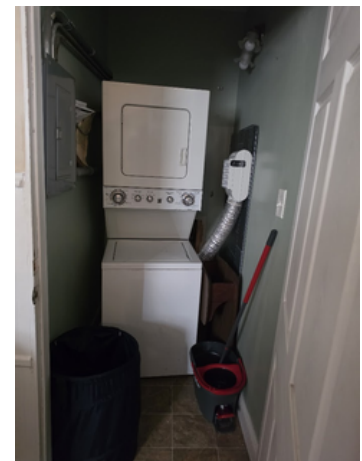
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Apt#8

Jan 2026- UPDATED- Bdrm flooring leveled, carpeting, paint & misc work



Stackable Laundry
3rd floor
Interior stairway
Newly painted
New Carpet



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Left side of building

