



EXCLUSIVE OFFERING

430 South Main Street

Syracuse (North Syracuse), NY 13212-2844
Onondaga County, New York

\$549,900

Building	Lot	Year Built	Price/SF
5,000 SF	15,000 SF	1968	\$109.98

Commercial Office Building • Two Distinct Spaces • Owner-User Opportunity

Strategically Positioned in Central New York's Fastest-Growing Corridor

Property Overview

Well-maintained 5,000 SF commercial office building on a 15,000 SF lot in the heart of North Syracuse's established business corridor on South Main Street. The property features two distinct sides offering flexibility for owner-occupancy, multi-tenant use, or a combination of both.

Address	430 South Main Street, North Syracuse, NY 13212-2844
County	Onondaga County, New York
Property Type	Commercial Office Space
Building Size	5,000 SF Total (2,900 SF + 2,100 SF)
Lot Size	15,000 SF (0.34 Acres)
Year Built	1968
Listing Price	\$549,900 (\$109.98/SF)
Sale Type	Owner User / Investment

Right Side — 2,900 SF Built-Out Professional Office Suite

The right side is fully built out as a professional office suite with an extensive list of updates and improvements:

- Complete gut renovation with new walls, insulation, doors, and paint throughout
- Multiple private offices with **soundproof insulation** for client confidentiality
- Two **virtual-conference-capable conference rooms** pre-wired with CAT6 data and electrical for AV equipment
- All new electrical throughout with upgraded panels and **CAT6 data cabling** to every workspace
- Updated carpet-tile flooring with replacement tiles on hand
- Main dividing wall features **interwoven fireproof insulation**
- Security camera system with audio, video, and infrared capability

Left Side — 2,100 SF Open Shell Space

The left side is open shell space ready for custom tenant or owner build-out, providing a blank canvas for a wide variety of commercial uses. Ideal for an owner-occupant seeking to design a space tailored to their specific business needs, or as a leasable unit for supplemental rental income.

Building-Wide Updates

System	Update Detail
HVAC	New furnaces and central air conditioning on both sides
Roof	Brand new flat roof with new soffit
Electrical	Complete rewire with upgraded panels, CAT6 throughout, timer-controlled exterior signage lighting
Plumbing	OCWA replaced water main and meter; new hot water tank
Exterior Doors	New steel doors at rear and parking lot side
Emergency Egress	New rear emergency exit steel staircase with concrete pad
Restrooms	Both restrooms updated to ADA-accessible standards with new fixtures and handrails
Parking	Repaired blacktop, sealed; repaired front concrete pad
Security	Camera system with audio/video and infrared capability
Signage	New electrical to exterior signage with timer-controlled lighting

Location Advantages

- **High-Visibility Corridor:** South Main Street is a primary north-south arterial connecting downtown Syracuse to the northern suburbs with consistent vehicular traffic
- **Interstate Access:** Convenient access to I-81 and I-481, connecting to the NYS Thruway (I-90)
- **Airport Proximity:** Approximately 3 miles from Syracuse Hancock International Airport
- **North Syracuse Business District:** Surrounded by restaurants, retail, banking, and professional services
- **North Syracuse Central School District:** Well-regarded district supporting the surrounding workforce

Micron Technology — Regional Growth Catalyst

The most significant economic development factor impacting the Central New York commercial real estate market is Micron Technology's planned semiconductor megafab in Clay, NY — approximately 6 miles north of this property via I-81. This generational investment is expected to drive substantial demand for office space as suppliers, contractors, and professional service firms establish operations in the region.

Metric	Detail
Total Investment	Up to \$100 billion over 20+ years
Direct Jobs	9,000+ on-site (avg. salary \$100K+)
Community Jobs	40,000+ in construction, supply chain, and services
Population Growth	76,000+ new residents expected in CNY
Federal Support	\$6.4B CHIPS Act funding + \$5.5B NYS GREEN CHIPS

Ideal For

- Professional service firms (law, accounting, engineering, insurance)
- Medical and dental practices
- Technology firms and Micron-related service providers
- Small business owners seeking an owned office location
- Value-add investors positioning for Micron-driven demand
- 1031 exchange buyers identifying replacement properties in CNY



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purchasers should conduct their own due diligence regarding property condition, zoning, environmental status, ADA compliance, and all applicable code requirements.

EQUAL HOUSING OPPORTUNITY