



PROPERTY FOR SALE

647 W Genesee St Syracuse, NY 13203

* Property is undergoing modern renovations *

Property Summary



PROPERTY DESCRIPTION

647 W Genesee Street offers a rare opportunity to acquire a 37,170 +/- SF free-standing commercial building on 1.45 +/- acres in Syracuse, NY. Formerly an automobile dealership/showroom, the property is being repositioned into a flexible multi-tenant commercial asset with showroom, flex, service, storage, event, and owner-user potential.

Ownership has completed and/or commenced major improvements, including a new roof, new front showroom windows, interior painting, updated finishes, planned ceiling work, insulation upgrades, HVAC improvements, bathroom renovations, and other modernization efforts.

The property features high ceilings, overhead doors, large open areas, strong visibility, and ample on-site parking. Existing month-to-month tenancy provides flexibility for a buyer to keep income in place, renegotiate leases, pursue rental upside, or reclaim space for their own use. Potential owner lease-back income may also be available through the planned event/banquet concept, The Giselle Manor.

PROPERTY HIGHLIGHTS

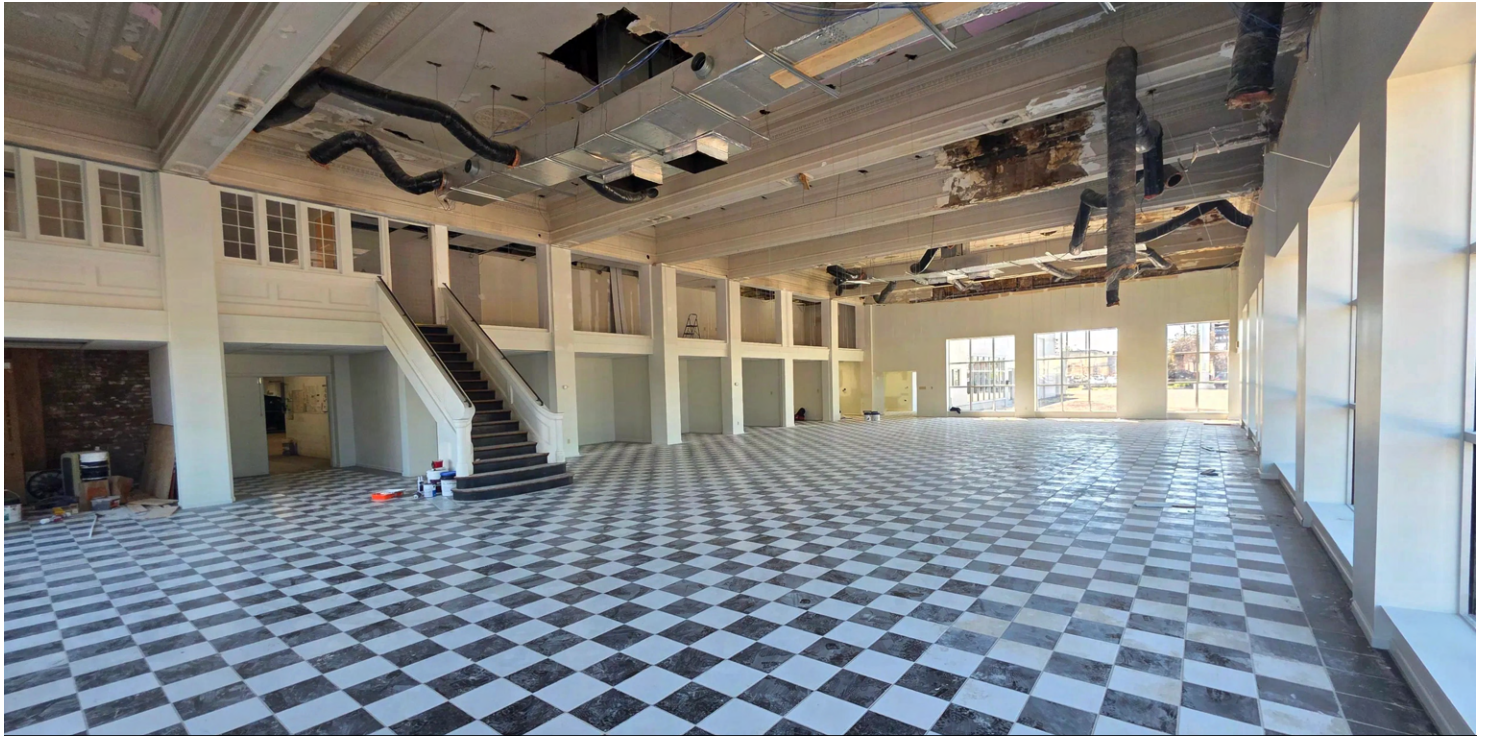
- 37,170 +/- SF free-standing building
- 1.45 +/- acre parcel with on-site parking
- Former automobile dealership/showroom
- Flexible multi-tenant commercial layout
- High ceilings and large open areas
- Overhead / grade-level doors
- Major 2025 renovations underway

OFFERING SUMMARY

Sale Price:	\$2,495,000
Number of Units:	7
Lot Size:	1.45 Acres
Building Size:	37,170 SF
NOI:	\$201,837.00
Cap Rate:	8.09%



Renovated Showroom



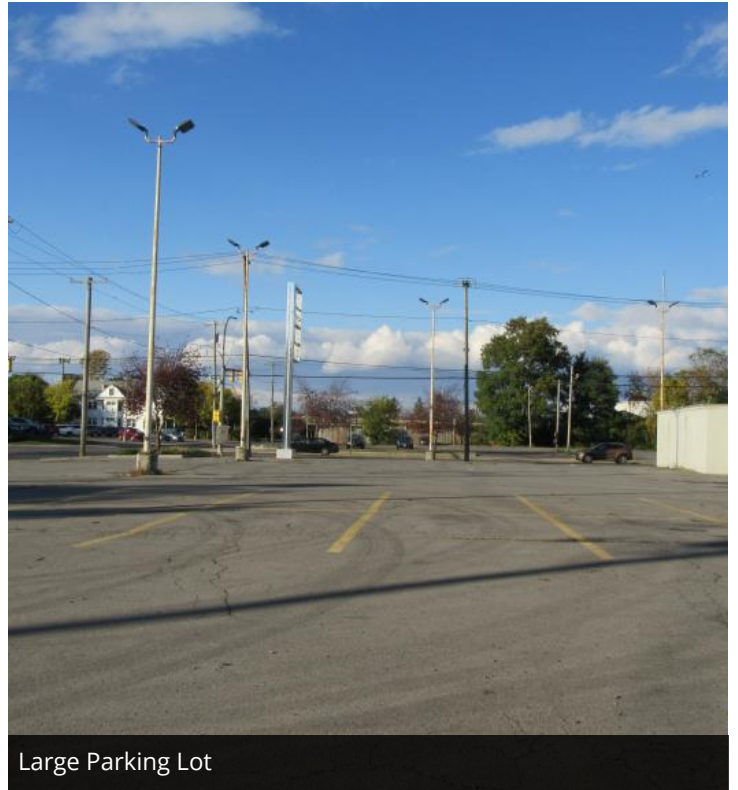
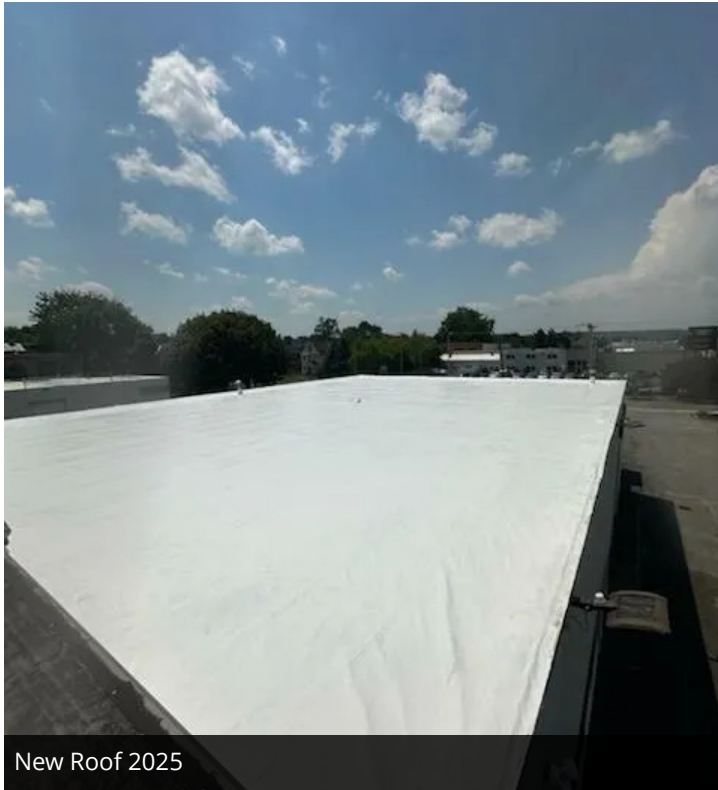
New doors and windows. New Ceiling and insulation install underway- eta 8/26



All new window surrounding the open space

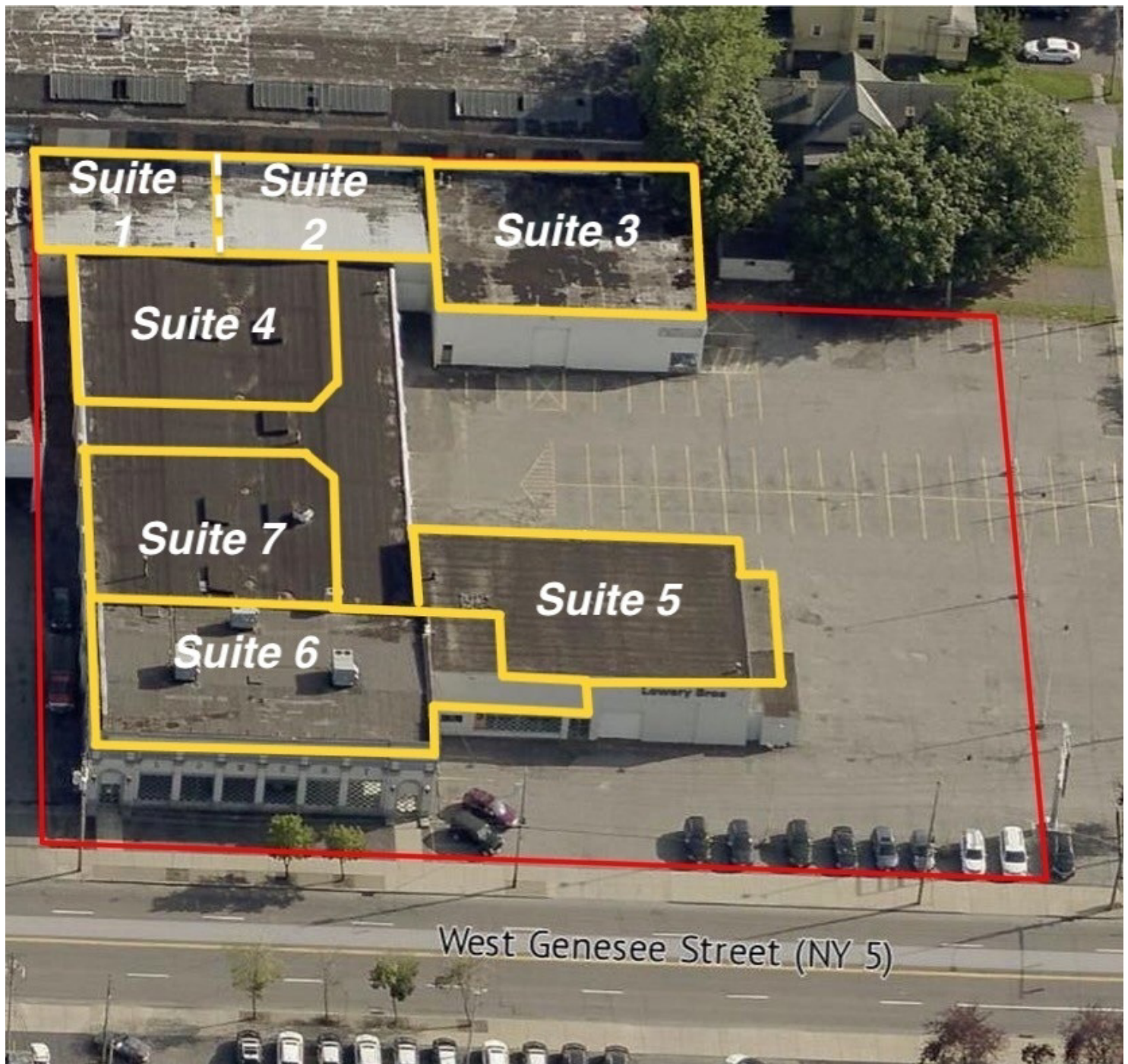


Property Photos

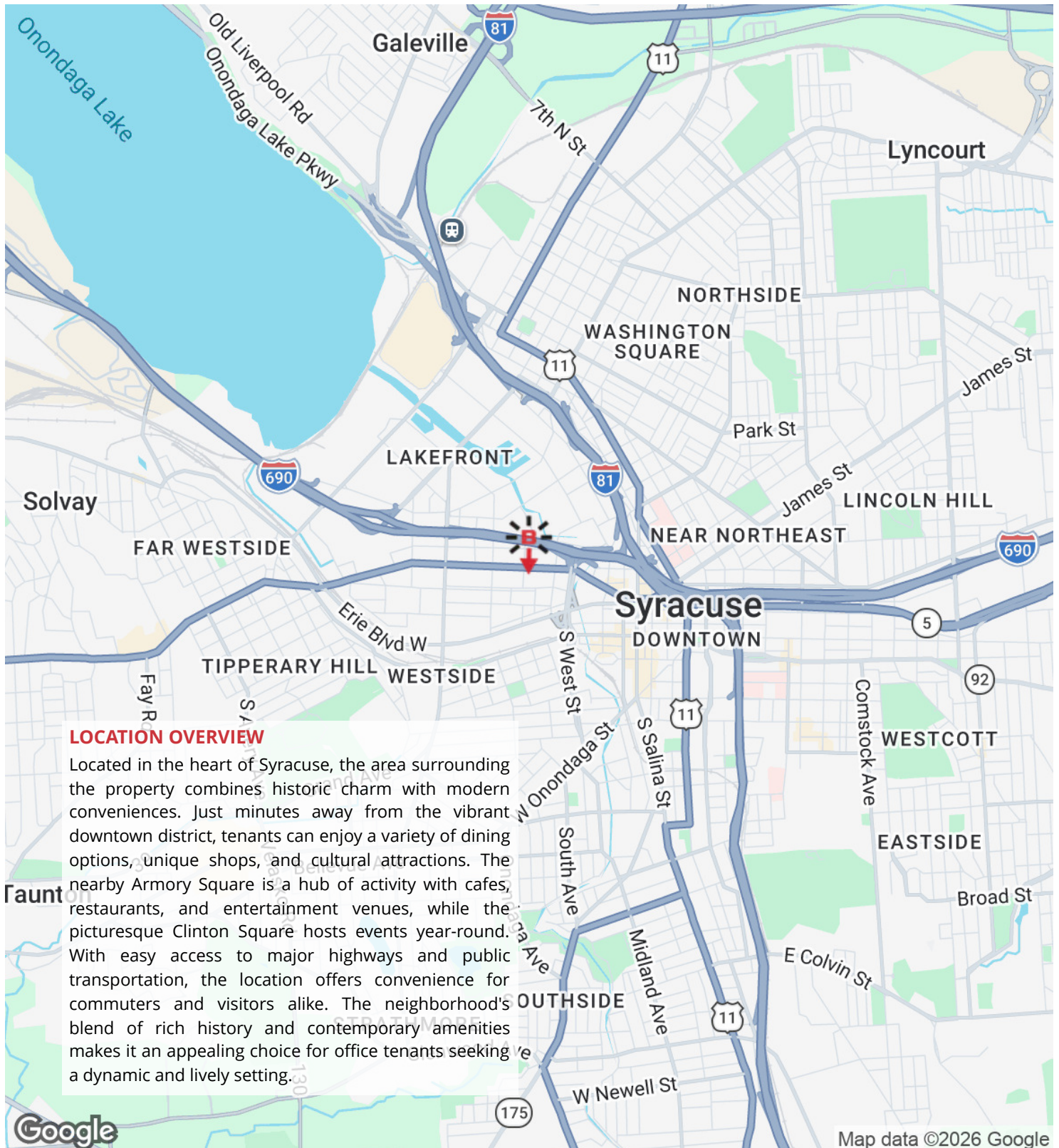


The information contained in this property summary is based, in part, upon information provided by the owner of the property. This property summary is not a representation or warranty of any kind by the property owner or by Bridgeway Commercial Realty, LLC. This property summary is not a substitute for a physical inspection and investigation of the property. All prospective buyers are encouraged to perform their own due diligence and investigation of the property and are encouraged to check public records pertaining to the property.

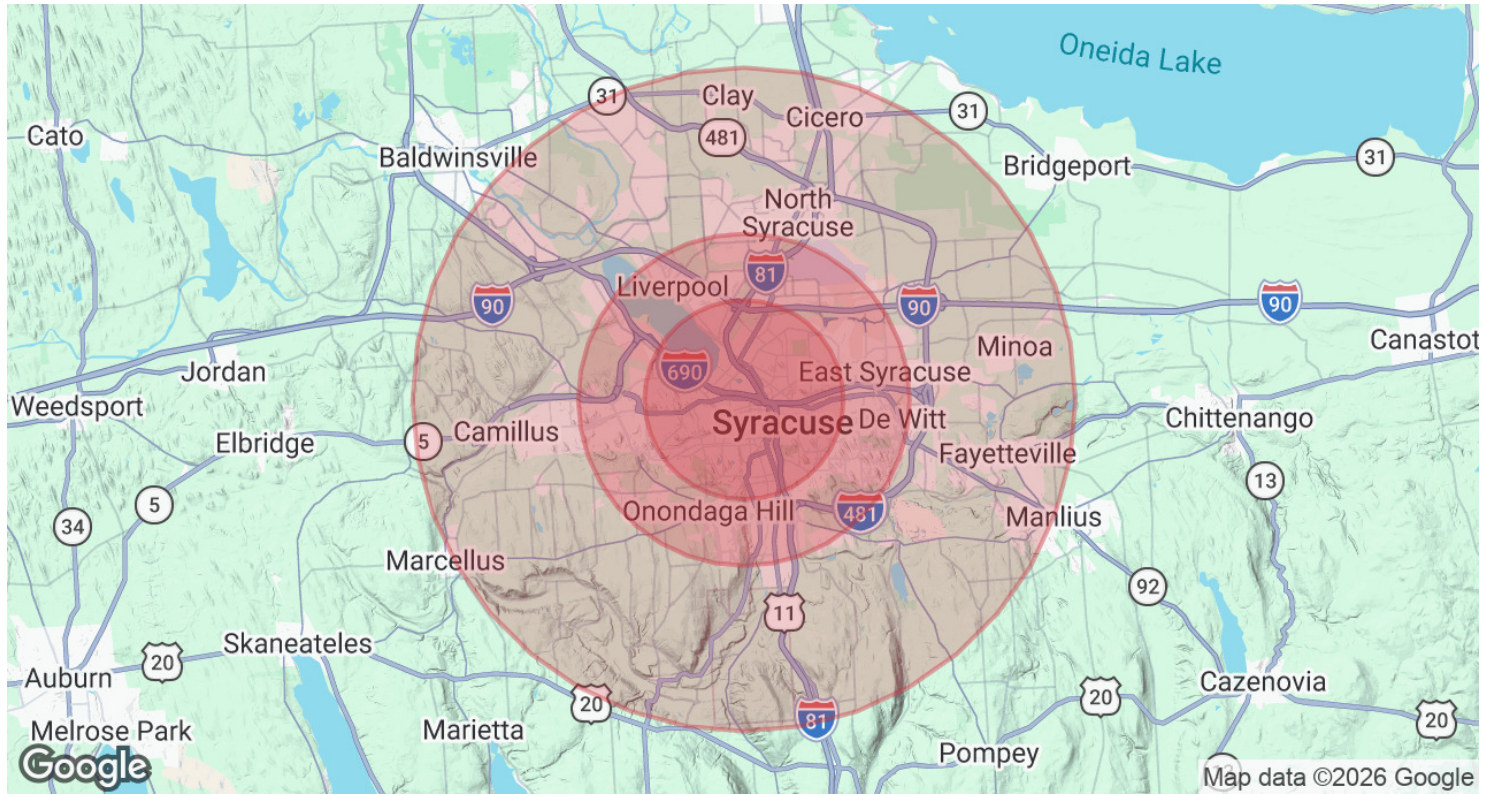
Building Breakdown



Location Map



Demographics Map & Report



POPULATION

	3 MILES	5 MILES	10 MILES
Total Population	140,472	226,204	383,681
Average Age	37	39	41
Average Age (Male)	36	38	39
Average Age (Female)	38	40	42

HOUSEHOLDS & INCOME

	3 MILES	5 MILES	10 MILES
Total Households	57,612	93,602	159,996
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$65,574	\$75,476	\$91,719
Average House Value	\$186,830	\$203,470	\$223,357

2020 American Community Survey (ACS)

