

# CENTRAL SYRACUSE INVESTMENT

Presented By:  
JF Real Estate

620 W Erie Blvd, Syracuse, NY 13204



# CENTRAL SYRACUSE INVESTMENT/REDEVELOPMENT

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## Property Details

**Price: \$8,200,000**

- This Central Syracuse Investment Opportunity is located adjacent to Downtown Syracuse and near Syracuse University
- Tremendous upside with existing NOI of \$752,5000.00 (9.18% cap rate) with only 71% occupancy.
- Historically strong tenant based anchored by Federal and New York State Agencies
- 350 parking spaces located in lower-level garage and surrounding lots.
- Strong redevelopment opportunity with a residential component. Over \$100 million of residential investment with 1-mile of site over the last 5 years.

View the full listing here: <https://www.loopnet.com/Listing/620-W-Erie-Blvd-Syracuse-NY/39404309/>

Price:	\$8,200,000
Property Type:	Office
Property Subtype:	Medical
Building Class:	B
Sale Type:	Investment or Owner User
Cap Rate:	9.18%
Lot Size:	2.21 AC
Gross Building Area:	203,768 SF
Rentable Building Area	125,000 SF
:	
No. Stories:	3
Year Built:	1988
Tenancy:	Multi
Parking Ratio:	2.8/1,000 SF
Zoning Description:	MX-3
APN / Parcel ID:	311500-105-000-0010-002-001-0000

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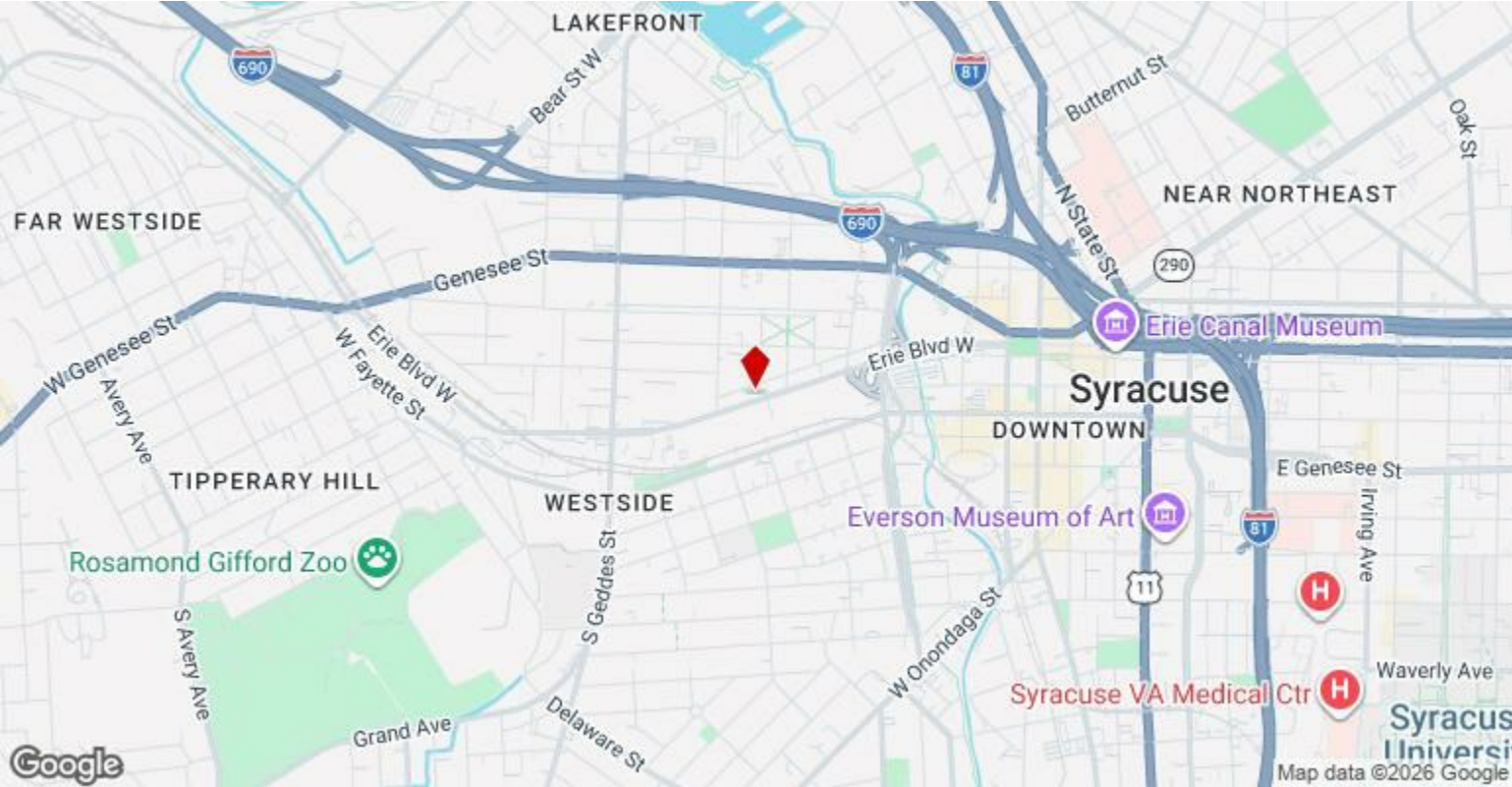
## Major Tenant Information

Tenant	SF Occupied	Lease Expired
Bush & Germain CPA	-	
Empire State Development	-	
Helio Health	-	
Lottery Division	-	
N.Y.S. Housing & Community Renewal	-	
NYS Office of the Inspector General	-	
Public Service Commission	-	
U.S. Department of Veterans Affairs	-	November 2029
Us Navy Recruiting	-	

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## Location



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## Property Photos



Primary Photo



Building Photo

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Building Photo



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## Property Photos



Interior Photo



Interior Photo

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## Property Photos



Interior Photo



Building Photo

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## Property Photos



Building Photo



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## Property Photos



Building Photo



Aerial

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