



FOR SALE

**CENTURY 21  
COMMERCIAL.**

Bridgeway Realty

## HIGHLY VISABLE 1,200+/- SF BUILDING

6200 South Salina St., Syracuse, NY 13205

**TOM LISCHAK, CCIM**

315.430.0443

[tom@c21bridgeway.com](mailto:tom@c21bridgeway.com)





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## OFFERING SUMMARY

Sale Price: \$150,000

Lease Rate/Mo: \$2000.00

Lot Size: 0.38 Acres

Year Built: 1987

Building Size: 1,200 SF

Market: Syracuse

Traffic Count: 8,462

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## PROPERTY OVERVIEW

Highly visible 1,200+/- SF building situated on a .38+/- acre lot For Sale or Lease. Located in Nedrow, NY. Easy ingress and egress with 10 car parking. This former auto service facility is easily adaptable for many uses. Landlord will buildout to suit tenant.

Seller Financing Available for Qualified Buyer

## PROPERTY HIGHLIGHTS

- 1,200+/- SF Building
- .38+/- Acre Lot
- 10 Car Parking
- Former Auto Service Center
- Easily Adaptable To Many Uses
- Highly Visible Location
- Easy Ingress & Egress
- Under Two Miles from I-81 On Ramp

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## LEASE INFORMATION

Lease Type:	-	Lease Term:	Negotiable
Total Space:	-	Lease Rate:	Negotiable

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
1,200+/- SF Block Building	-	1,200 SF	Modified Gross	\$2,000 per month	-

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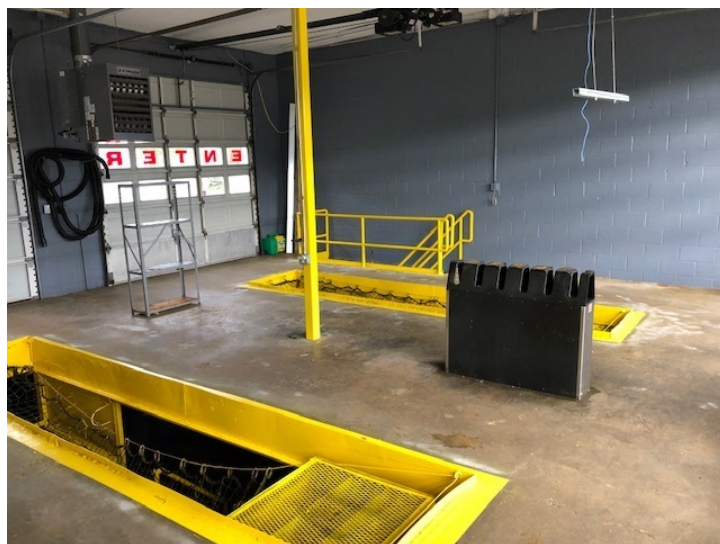


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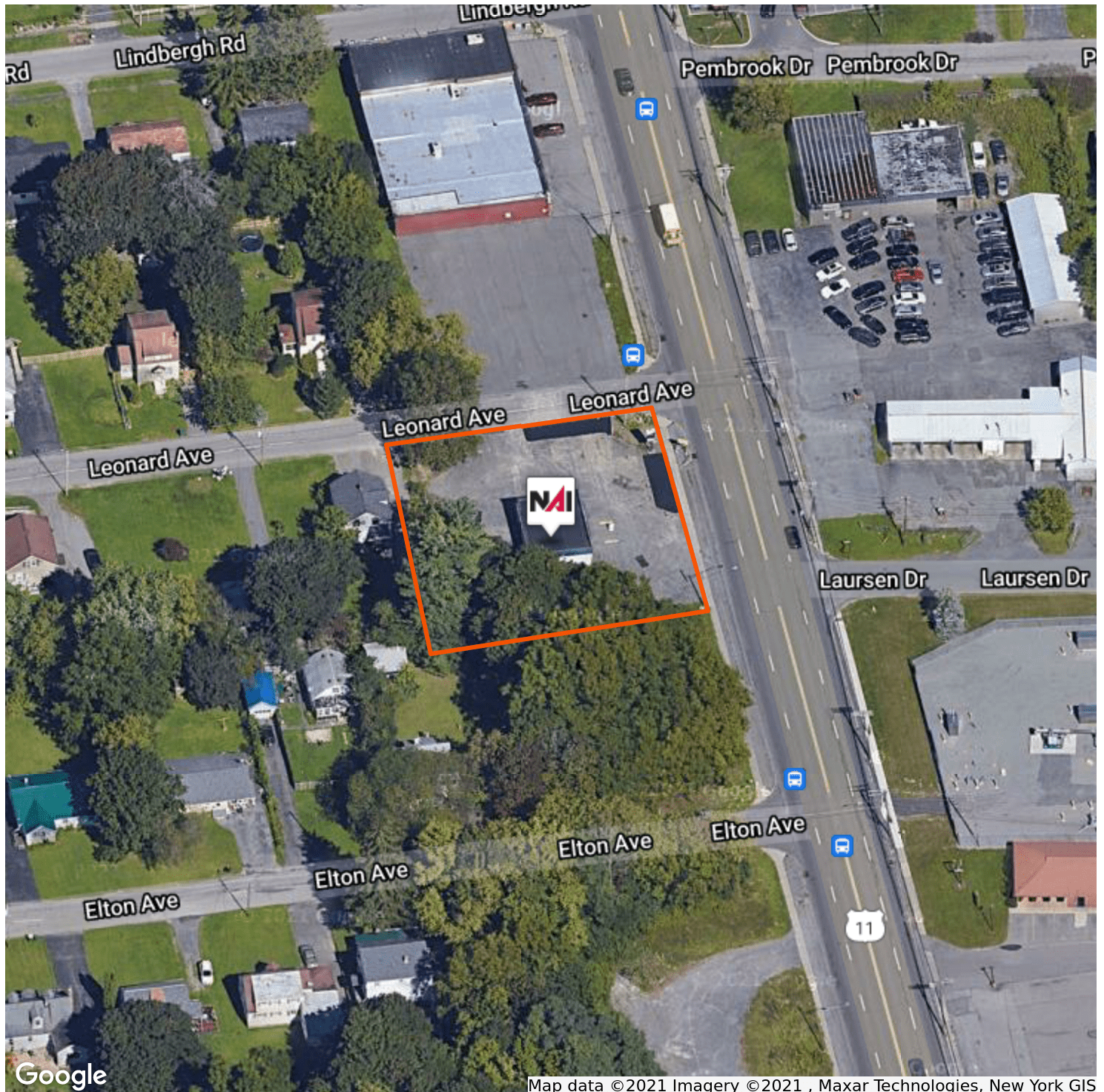


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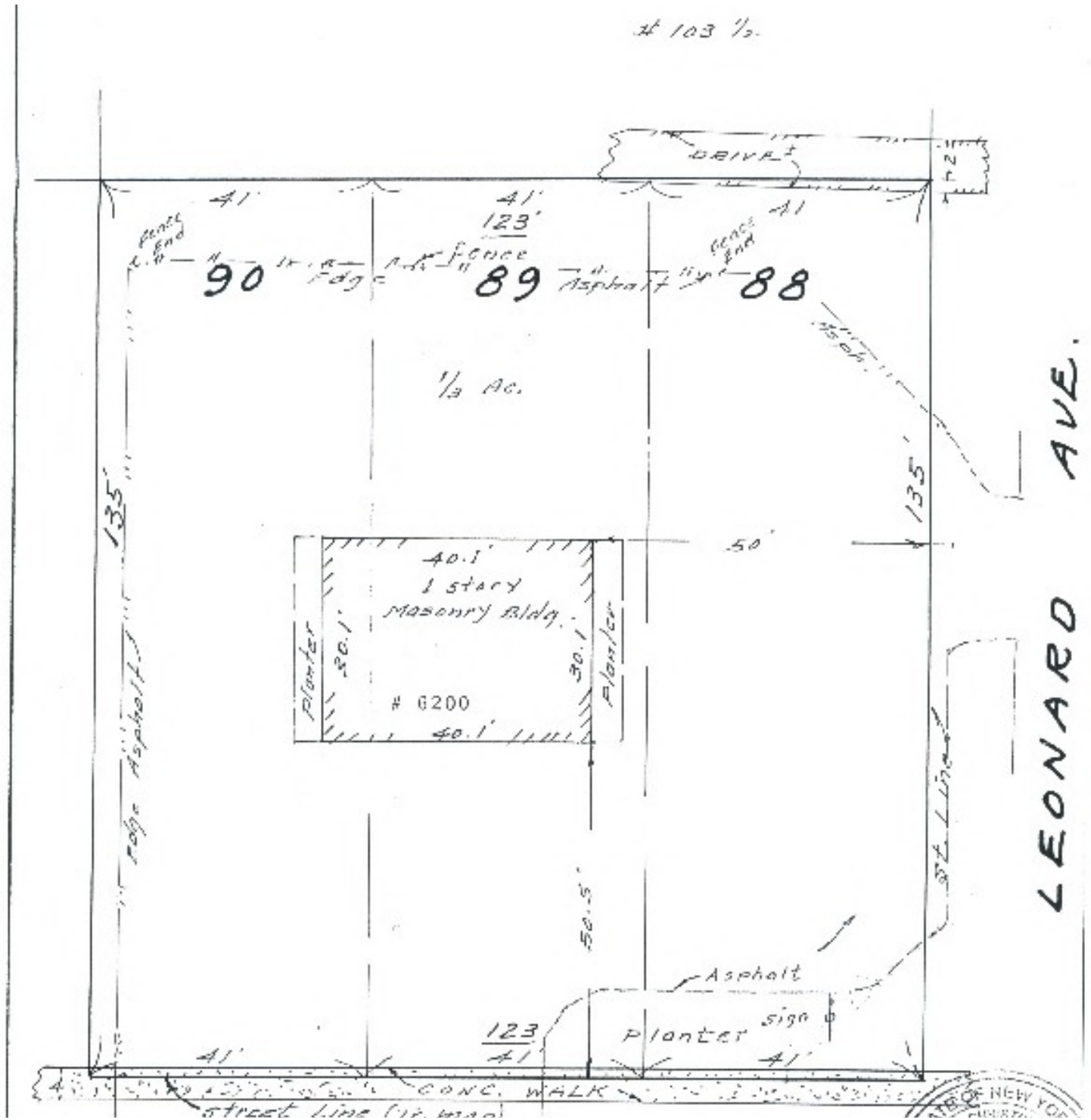


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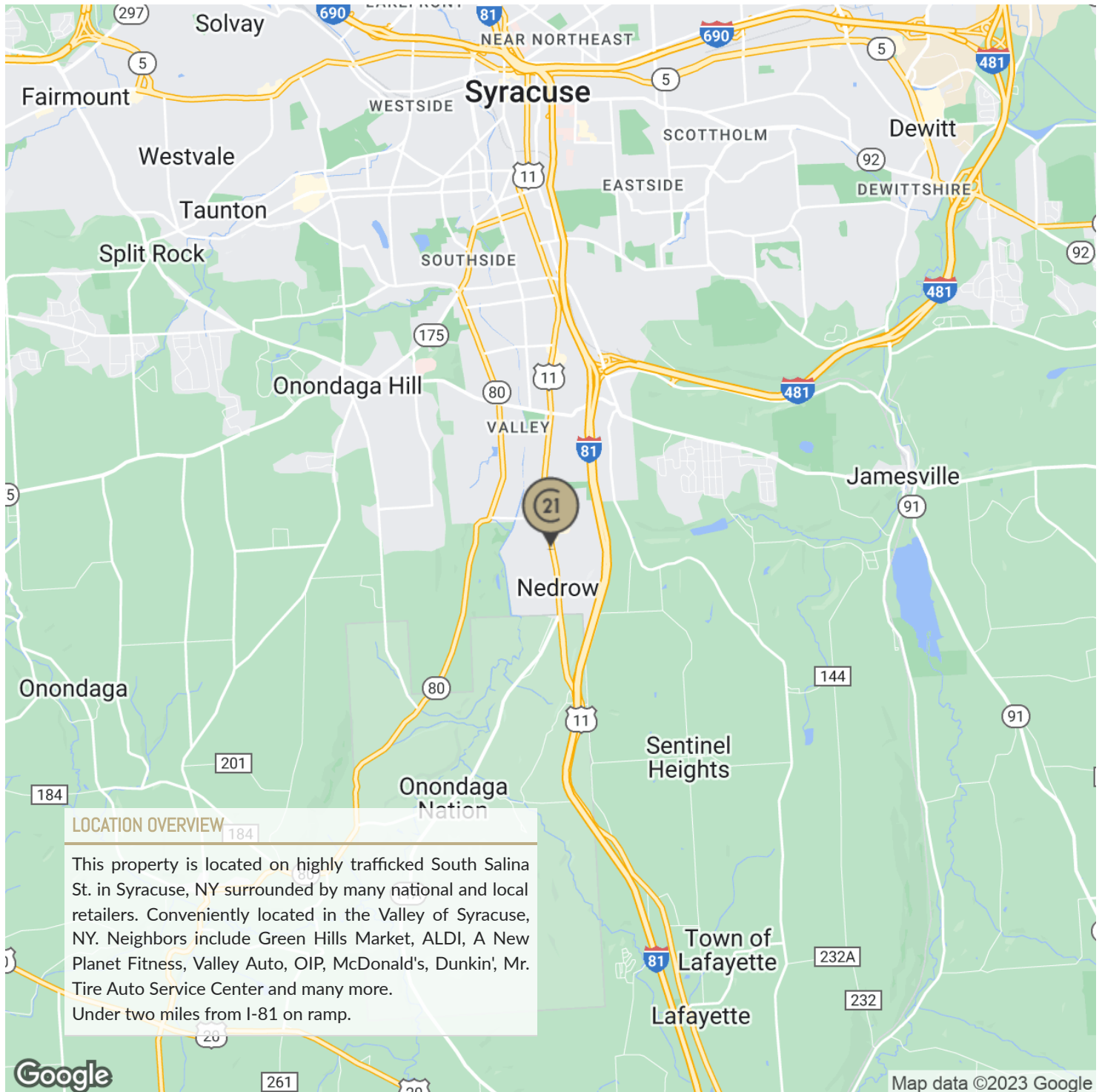


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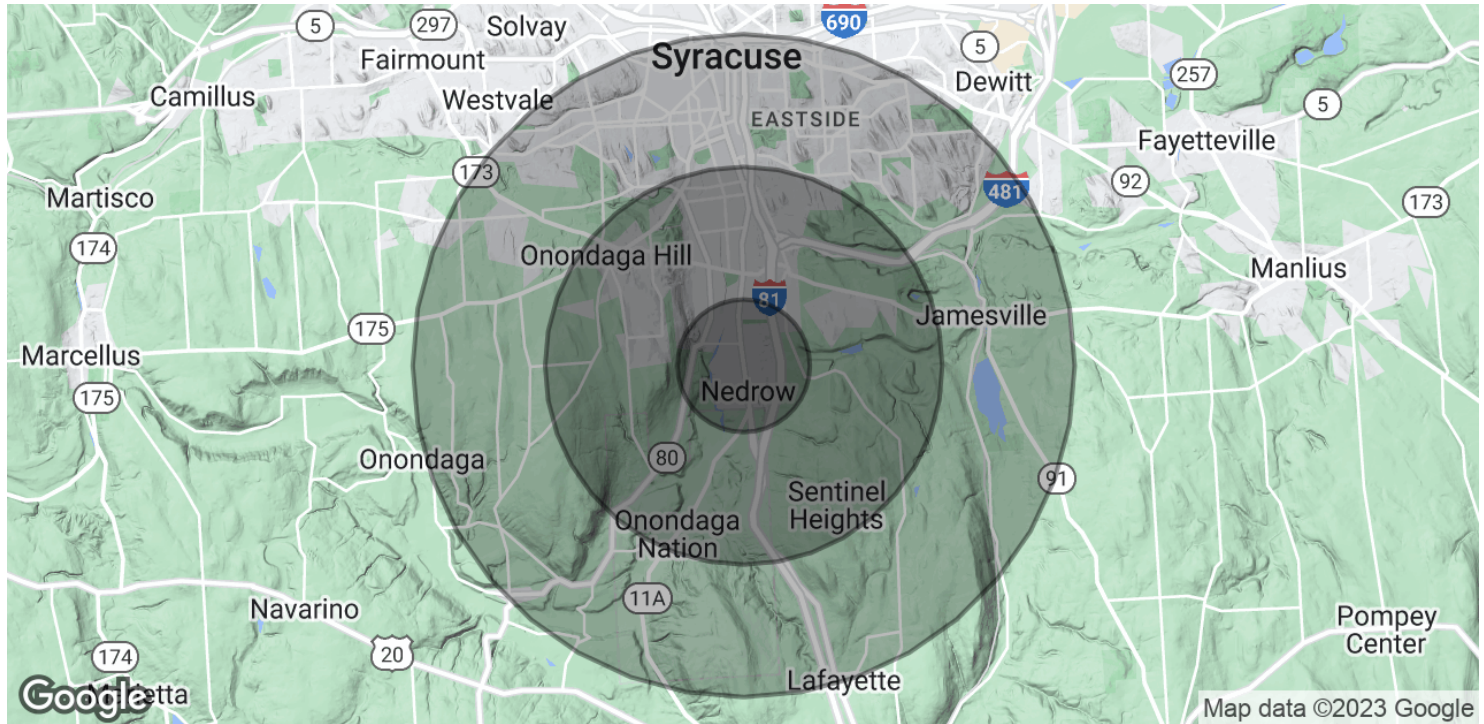


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,332	39,232	129,272
Median age	42.7	36.2	32.2
Median age (Male)	42.4	34.8	30.7
Median age (Female)	43.2	37.8	33.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,272	15,839	46,060
# of persons per HH	2.3	2.5	2.8
Average HH income	\$51,465	\$49,561	\$52,176
Average house value	\$92,792	\$140,855	\$156,660

\* Demographic data derived from 2020 ACS - US Census

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