

FLEX BUILDING FOR SALE

1417-31 Valley Drive, Syracuse, NY 13207



PROPERTY DESCRIPTION

This 11,320 +/- SF Building is situated on .76 +/- Acre Parcel with a fenced-in yard. Lot size is 200' x 165'. The building consists of a 9,840 +/- SF warehouse/ flex space and 1,480 +/- SF Retail space as well as additional space upstairs. Recent improvements include:

- New 400 amp service. Three phase.
 - New 1" water line service to building.
 - New 4" water line service for sprinkler.
 - New wet sprinkler system throughout.
 - Upstairs office/work space/storage -all new insulation, wiring, sheetrock, windows HVAC System & bathroom.
 - All new framing, insulation, wiring, plumbing, 2ADA bathrooms, all new lighting & fixtures, new HVAC, 2 hot water heaters, & 2 mop sinks in front office area.
 - Alarm system and fire monitoring system.
 - 3 New HVAC Units
 - All new LED lights throughout entire building.
 - New front entrance windows and door.
 - Three new exterior steel doors.
 - New rubber roof on upstairs office/ work space/storage area.
- Auto Repair Business with Shop Equipment can Be Purchased for an Additional Sum. Please note it is not included in the real estate sale.

PROPERTY HIGHLIGHTS

- 11,320 +/- SF Building
- Easily adapted for many uses
- .76 Acre Parcel with a fenced in yard.
- 9,840 SF warehouse/ distribution space
- 1,480 SF of retail space
- Favorable Syracuse City Commercial Zoning
- Large, flat, fenced lot
- Three Phase 400 Amp Service
- Many Recent Improvements
- Seller financing available to qualified buyer

OFFERING SUMMARY

Sale Price:	\$750,000
Lot Size:	0.76 Acres
Building Size:	11,320 SF

DAVIS YOHE

315.329.1328

davis@c21bridgeway.com

**CENTURY 21
COMMERCIAL.**
Bridgeway Realty

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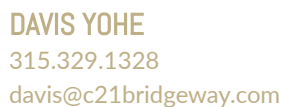
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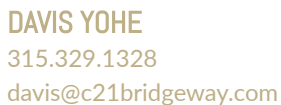
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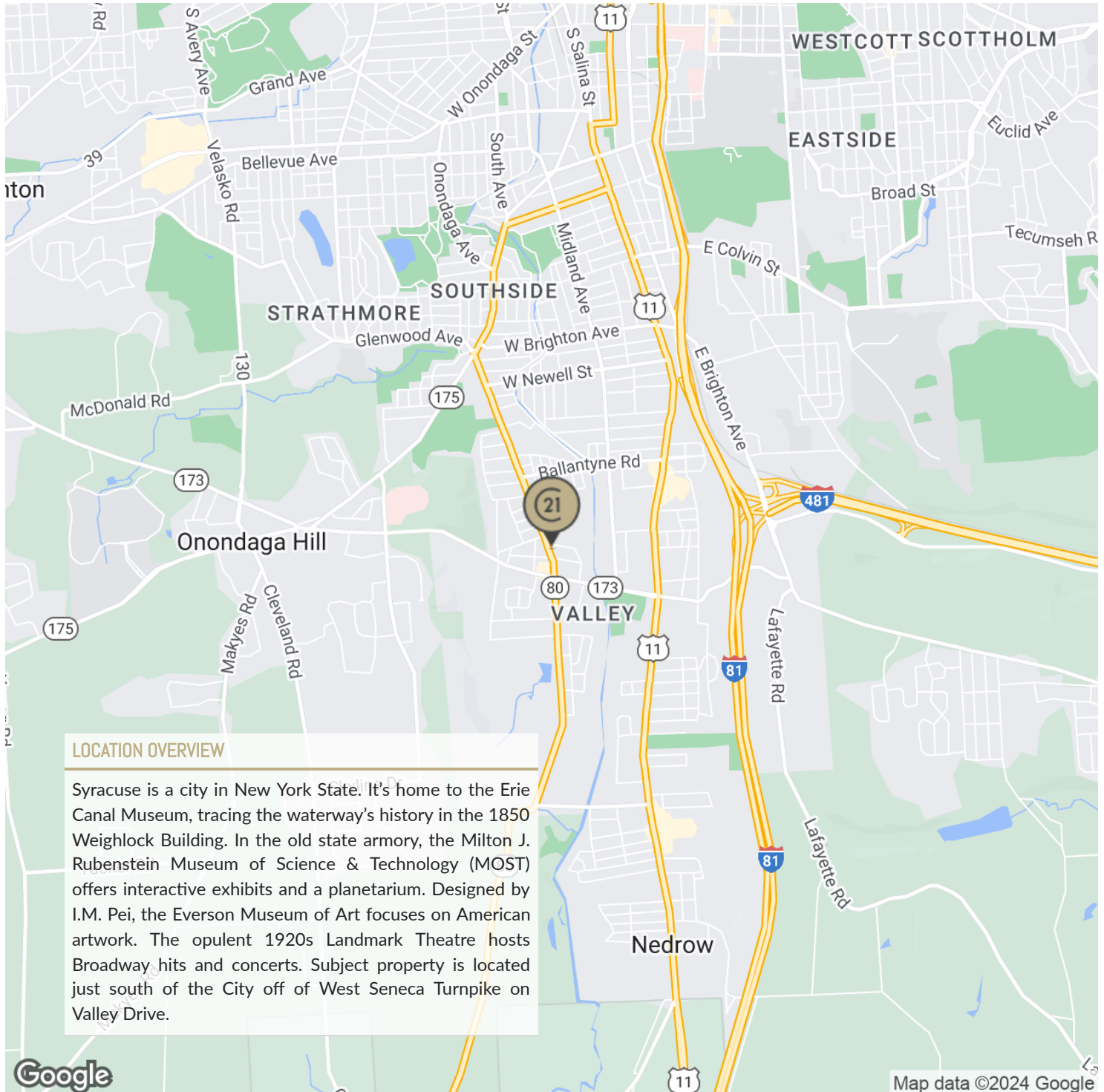
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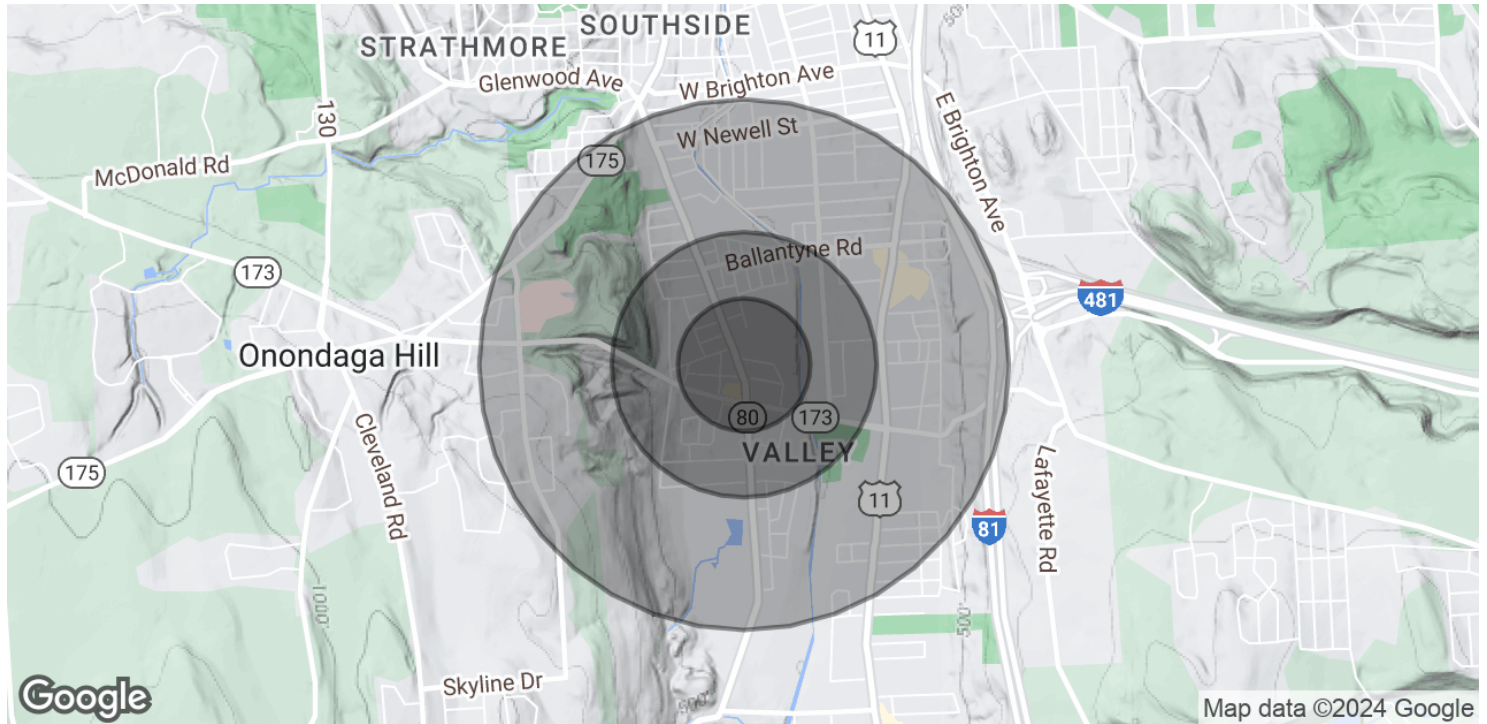
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	862	3,753	12,673
Average Age	34.8	35.7	37.7
Average Age (Male)	31.3	31.2	35.9
Average Age (Female)	37.2	38.7	39.4
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	417	1,782	6,085
# of Persons per HH	2.1	2.1	2.1
Average HH Income	\$49,352	\$52,543	\$50,769
Average House Value	\$493,702	\$206,627	\$185,169

* Demographic data derived from 2020 ACS - US Census

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