

513, 514, 515 Walnut Ave, 1009 Madison St. and
1001 E Fayette St
Syracuse, NY 13210
Apartment Building(s) For Sale

Steps to Syracuse University

Includes up to 5 properties with 46 Apartments (54 Beds) and 4 storefronts. Properties can also be purchased separately. 2 of the properties are also development sites.

Opportunity Zones

Apartment Amenities

Recently fully renovated apartments with high ceilings and character
New common area carpeting and flooring
New building on-demand hot water systems
Newer roofs
Newer Windows
Balconies
Secure buildings with fob entry and camera / internet systems

Convenient Locations

Steps from Syracuse University Campus and Hospitals.
Near new Irving entrance to 690
Near 690, 81 & 481
Downtown, Restaurants, Shopping



Updated apartments in 5 buildings walking distance to Syracuse University and Upstate / Crouse Hospitals. Can be purchased separately.

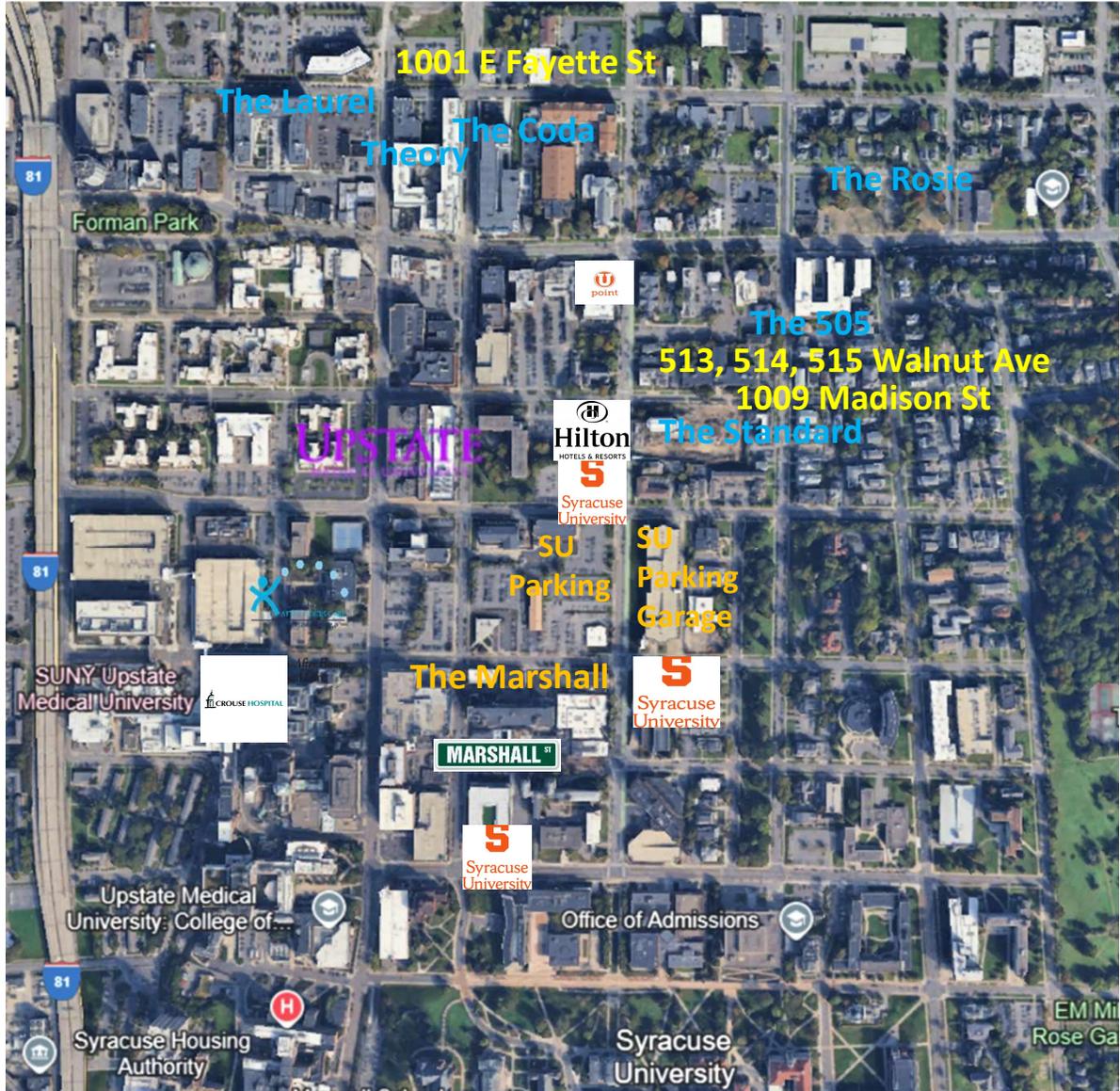


Outstanding locations

Studios, One, Two and Three bedroom apartments conveniently located within walking distance of Syracuse University. Hardwood floors, new windows, newer kitchens with cherry and birch cabinets and dishwashers, newer bathrooms. Buildings are vinyl sided or brick with new roofs, new on-demand hot water heating, new common area carpeting / flooring. Long rental history with most buildings with same owner for 20 years.

For More Information contact owner of Property.

T. Andrew Devorsetz, Member
513 Walnut LLC, 514 Walnut LLC, 515 Walnut LLC, 1009
Madison LLC, 1001 Fayette LLC
C (315) 415-8613
Adevorsetz@upstatecos.com



514 Walnut Ave

One building with 12 apartments

8 One-bedroom
4 Two-bedroom

Apartment Amenities

Recently fully renovated apartments with high ceilings and character

New common area carpeting and flooring
New building on-demand hot water system

Tear-off roof in 2012
30 - year architectural shingle and 20 - year torch down in 2023

Newer replacement windows

Well Maintained

In-unit laundry in most apartments.

Balconies

Each apartment has separate gas and electric but owner elects to pay for the 12 apartments. Owner pays all gas, electric and water. There are 7 gas meters, 13 electric meters and one water meter

Secure buildings with fob entry, cameras / internet.

Convenient Location

Steps from Syracuse University Campus and Hospitals.
Opportunity zone
Near new Irving entrance to 690
Near 690, 81 & 481
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12 updated apartments walking distance to Syracuse University and Upstate / Crouse Hospitals.



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514 Walnut Ave



514 Walnut Ave



514 Walnut Ave



514 Walnut Ave



514 Walnut Ave apartment videos

Apt 1

<https://www.youtube.com/watch?v=Scd-4sD-Zeo&t=8s>

Apt 2

<https://www.youtube.com/watch?v=ElzQFbLkRq0>

Apt 3

<https://www.youtube.com/watch?v=CL43tqi-KWE>

Apt 4

<https://www.youtube.com/watch?v=ohVWfk23FT0>

Apt 5

https://www.youtube.com/watch?v=Rdk_VX5zu0w

Apt 6

<https://www.youtube.com/watch?v=xO2YBhQQR0c>

Apt 7

<https://www.youtube.com/watch?v=xBFTDC1Sfql>

Apt 8 <https://youtube.com/shorts/An-CjSa9BTI?feature=share>

Apt 9

<https://youtu.be/pADBCNIjHaY?si=Z7zGMRhPVoOt-vrg>

Apt 10

https://www.youtube.com/watch?v=VVcNQvgS_mY

Apt 11

<https://www.youtube.com/watch?v=HHYQT4gq78g>

Apt 12

<https://www.youtube.com/watch?v=Lb8ftSblO3U>

513 and 515 Walnut Ave

513 Walnut Ave 5 Apartments

3 one bedroom apartments

2 two bedroom apartments

Fully renovated and well maintained

Vinyl siding

Each apartment has its own furnace

1 hot water tank

Tear-off roof in 2018. 30 year architectural shingle

Newer double hung replacement windows

. Each apartment has separate gas and electric but owner elects to pay for the 5 apartments.

Owner pays all gas, electric and water. There is one gas meter, six electric meters and one water meter

New common area flooring

Secure building Fab access with camera and Internet system

Opportunity zone

515 Walnut Ave 4 Apartments

3 one bedroom apartments

1 three bedroom apartment

Renovated and well maintained.

Vinyl siding

1 hot water tank

Tear-off roof in 2024. 30 year architectural shingle

Newer double hung replacement windows

Each Apartment has its own furnace

New common area flooring

Each apartment has separate electric but owner elects to pay for the 4 apartments. Owner pays all gas, electric and water. There is one gas meter, five electric meters and one water meter.

Secure building Fob access with camera and Internet system

Opportunity zone

Convenient Locations

Steps from Syracuse University Campus and Hospitals.

Near new Irving entrance to 690

Near 690, 81 & 481 Downtown, Restaurants,

Shopping

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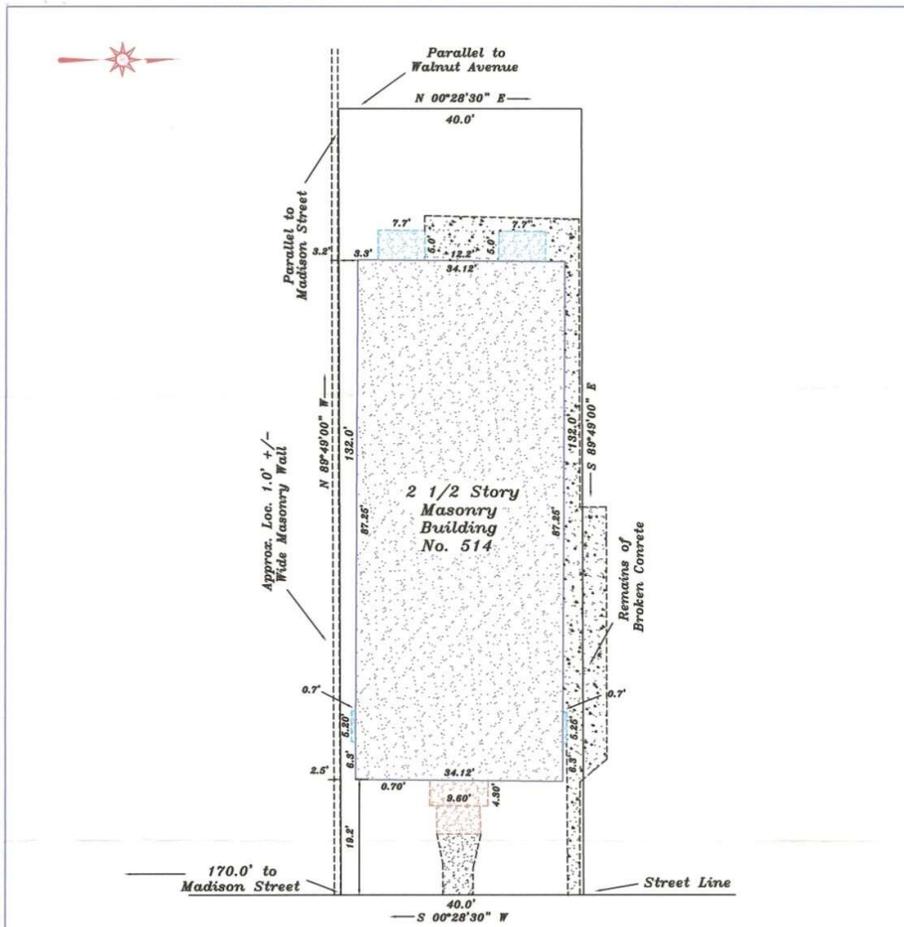
Steps to Syracuse University



These are also Development parcels that currently have an income stream. Initial architectural plans can be provided showing an option up to 47 units with 151 beds.



514 Walnut Ave



Walnut Avenue

	I hereby certify that this map was made from an actual survey and same is correct. Licensed Land Surveyor		Location Survey on Part of Block# 373 - Syracuse.	
	R.J. Lighton Sr. NYSLS 45373 R.J. Lighton NYSLS 50534 886 E. Brighton Ave., Syracuse N.Y. 13205		Known as No. 514 Walnut Avenue, City of Syracuse, County of Onondaga, State of New York. Drawn by: MJM Scale: 1" = 20' Date: 11-23-05 Revisions:	

513 & 515 Walnut Ave



513 & 515 Walnut Ave



513 & 515 Walnut Ave



513 and 515 apartment videos

513 Walnut Ave

Apt 1

<https://www.youtube.com/watch?v=yUQA7El22bc>

Apt 2

<https://www.youtube.com/watch?v=etiLumblZXM>

Apt 3 Do not currently have a post rehab video

Apt 4

<https://www.youtube.com/watch?v=MnILQh5gpck>

Apt 5

<https://www.youtube.com/watch?v=58TtgAhngp4>

515 Walnut Ave

Apt 1

<https://www.youtube.com/watch?v=S8T3y9YbsHk>

Apt 2

<https://www.youtube.com/watch?v=rzDDETVxHm4>

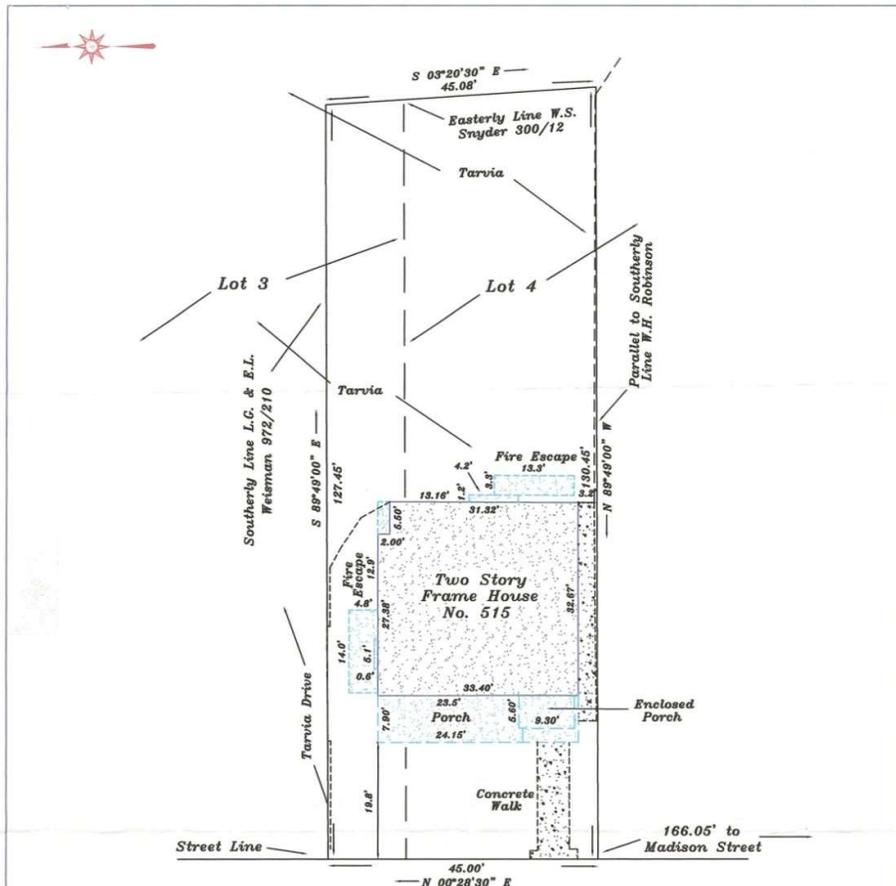
Apt 3

<https://www.youtube.com/watch?v=tvqISxzGFSQ>

Apt 4

<https://www.youtube.com/watch?v=7Ol48cl-A6Q>

515 Walnut Ave



Walnut Avenue

	I hereby certify that this map was made from an actual survey and same is correct. R.J. Lighton, Sr. R.J. Lighton, Jr.		Location Survey on Part of Lots 3 & 4, Block# 410 of the Highlands Tract, Amended. Known as No. 515 Walnut Avenue, City of Syracuse, County of Onondaga, State of New York.	
	NYSLs 45373 NYSLs 50534 886 E. Brighton Ave., Syracuse N.Y. 13205	Drawn by: MJM Revisions:	Scale: 1" = 20'	Date: 11-23-05

1009 Madison St.

One building with one bedroom 13 apartments steps from Syracuse University

Apartment Amenities

Fully renovated

Well maintained

High ceilings

Vinyl siding

Balconies

Tear-off roof July 2025. 30 year architectural shingle and 20 year Flintlastic in July 2025

On-demand hot water system installed July 2025

Newer double hung replacement windows

11 apartments have their own gas- powered furnace 2 apartments have in wall heaters

Each apartment has separate gas and electric but owner elects to pay for the 13 apartments. Owner pays all gas, electric and water. There is seven gas meters, 14 electric meters and one water meter.

Opportunity zone

Secure Building with fob entry and camera / Internet system

Convenient Location

Steps from Syracuse University Campus and Hospitals.

Near new Irving entrance to 690

Near 690, 81 & 481 Downtown,

Restaurants, Shopping

For More Information contact owner of Property

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1009 Madison St.



1009 Madison St.



1009 Madison St



1009 Madison St apartment videos

Apt 1

<https://www.youtube.com/watch?v=CRgtAFM-EYw>

Apt 2

<https://www.youtube.com/watch?v=a197eqxN-qQ>

Apt 3

<https://www.youtube.com/watch?v=zO8i0nScOWI>

Apt 4

<https://www.youtube.com/watch?v=DwVq6FTYsig>

Apt 5

https://www.youtube.com/watch?v=iSB_DluPVVI

Apt 6

<https://www.youtube.com/watch?v=cHpZO4TMxao>

Apt 7

<https://www.youtube.com/watch?v=l3e6jYKHg4&t=2s>

Apt 8

<https://www.youtube.com/watch?v=D0jNNcbmpaU>

Apt 9

<https://www.youtube.com/watch?v=veBANiMUQIY>

At 10

https://www.youtube.com/watch?v=oZUDwAwq_d4

Apt 11

<https://www.youtube.com/watch?v=KD3fVwBjAHE>

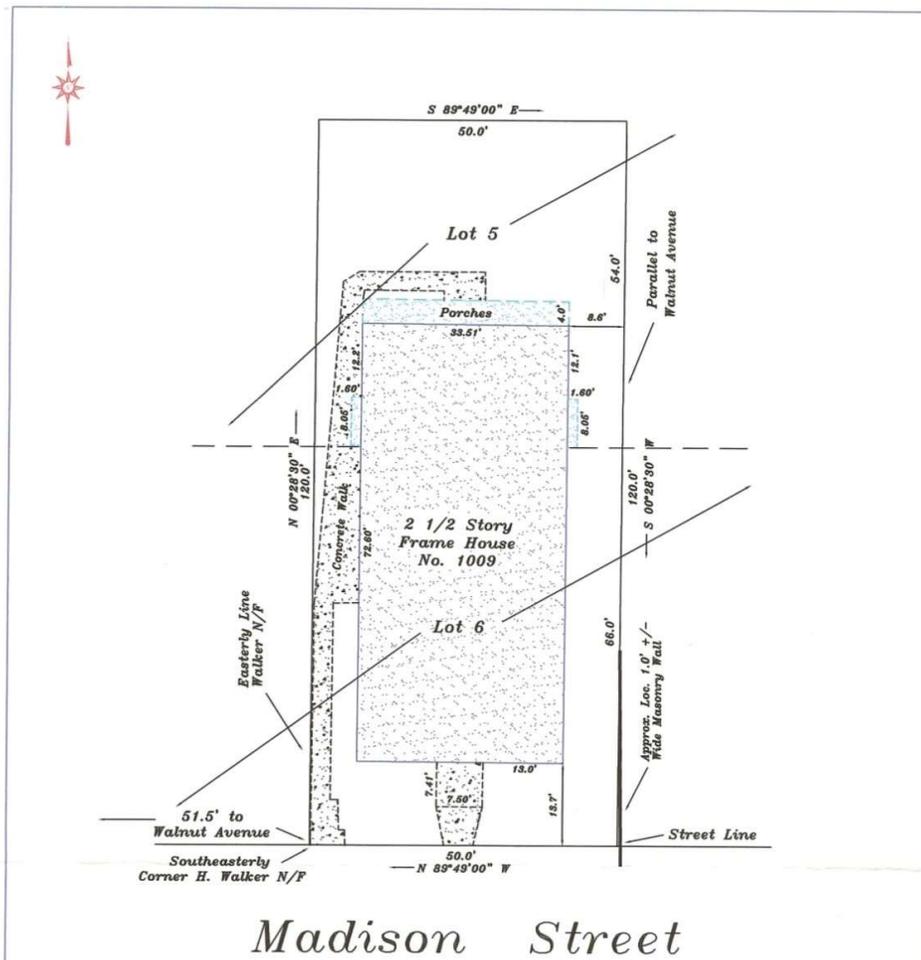
Apt 12

<https://www.youtube.com/watch?v=spa7dyuvJ8w>

Apt 14

<https://www.youtube.com/watch?v=-lvIHjfbCE>

1009 Madison St



I hereby certify that this map was made from an actual survey and same is correct

R.J. Lighton, Jr.
 Licensed Land Surveyor

R.J. Lighton, Jr. NYSLS 45373
 R.J. Lighton, Jr. NYSLS 50534
 886 E. Brighton Ave. Syracuse N.Y. 13205

Location Survey on Part of Lots 5 & 6, Block# 410 of the Highlands Tract, Amended.

Known as No. 1009 Madison Street, City of Syracuse, County of Onondaga, State of New York.

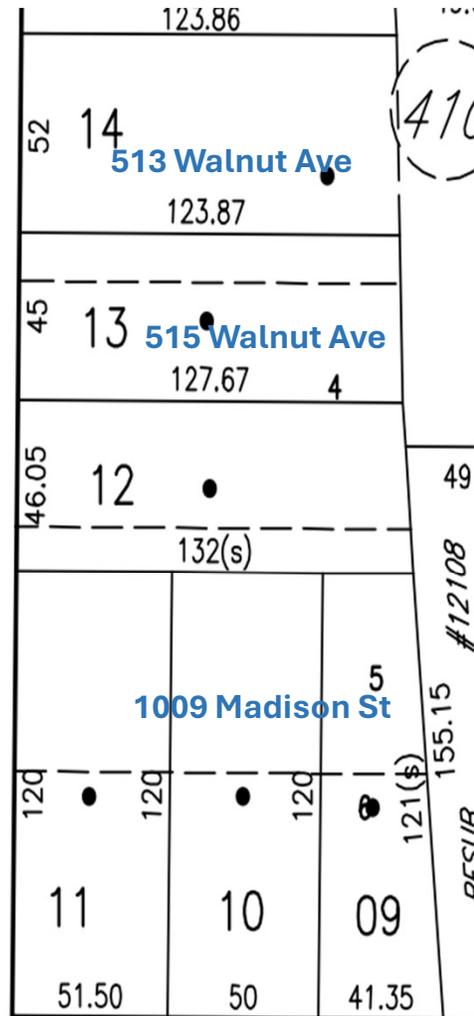
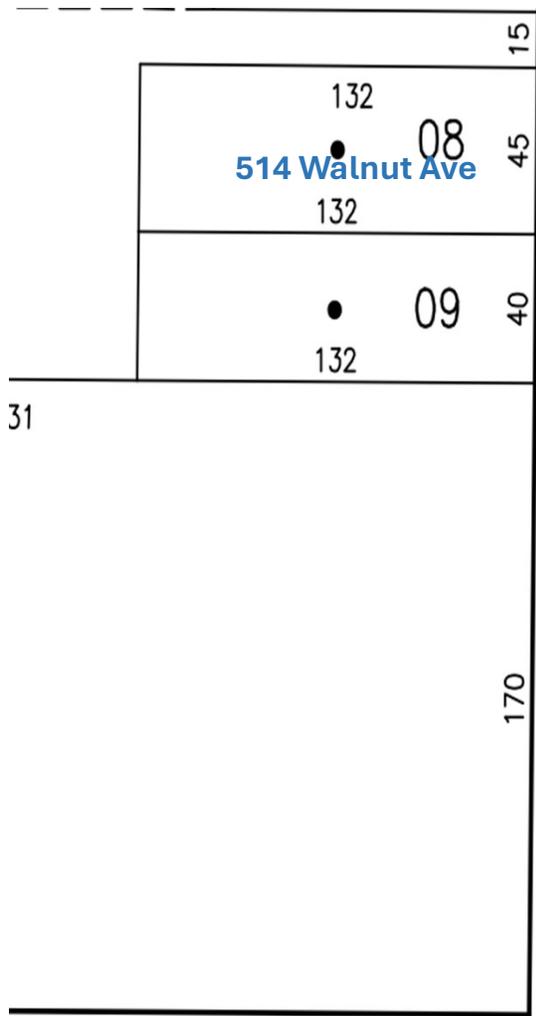
Drawn by: *MJM* Scale: 1" = 20' Date: 11-23-05

Revisions:

513, 514, 515 Walnut Ave and
1009 Madison St. aerial



513, 514, 515 Walnut and 1009 Madison St tax map



FEET

1001 E Fayette St (Corner of S. Crouse)

2 Studios, 10 One bedroom apartments and 4 retail store fronts.

Short walk to Syracuse University, the hospitals and downtown.

Entire building is renovated retaining its original charm and character

High Ceilings

Great sun and views

New TPO roof May 2025

Newer double hung replacement windows in 2019

New mini-split heat and AC system for each apartment November 2023

On-demand building hot water system installed July 2025

1 gas and 1 electric meter for apartments

Each storefront has separate gas and electric meters

Newer AC rooftop unit and newer furnace for each storefront

Parking lot on-site

Across the street from Upstate Medical parking shuttle stop

Secure building with fob entry and camera Internet system

Opportunity zone

Near the new Irving Ave on and off ramp

Convenient Locations

Steps from Syracuse University Campus and Hospitals.

Also only a few blocks from downtown.

Near new Irving entrance to 690

Near 690, 81 & 481 Downtown, Restaurants, Shopping



12 updated apartments and 4 retail store fronts (could be medical offices) walking distance to Syracuse University and Upstate / Crouse Hospitals. Upstate parking and shuttle area. This can be purchased with or without several other properties.



For More Information contact owner of Property

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1001 E Fayette St



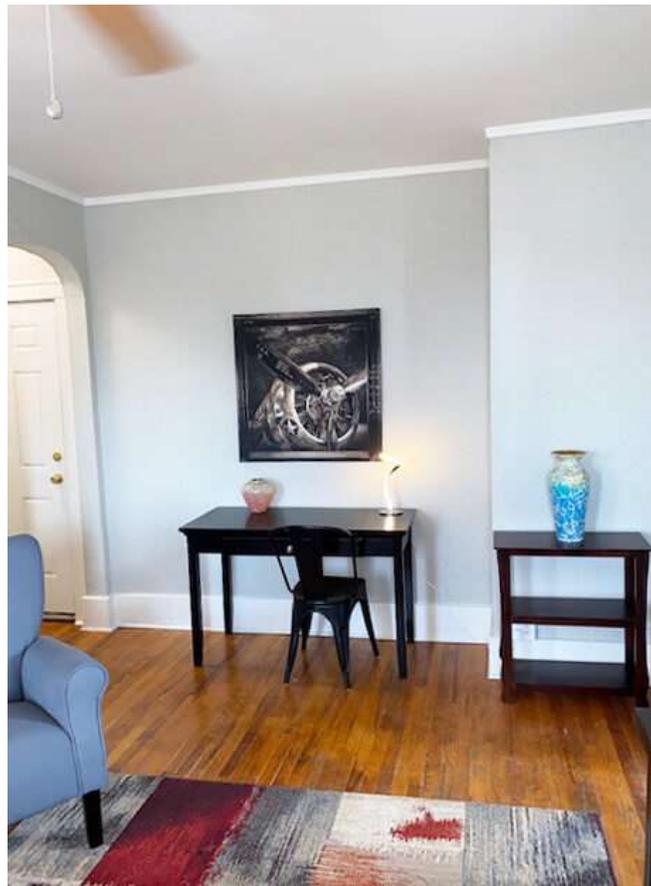
1001 E Fayette St



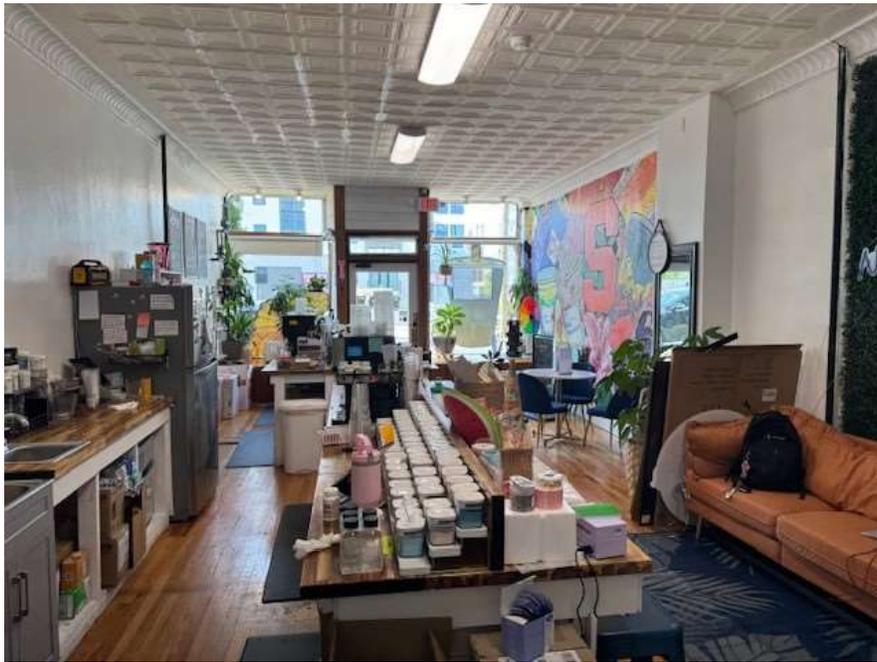
1001 E Fayette St



1001 E Fayette St



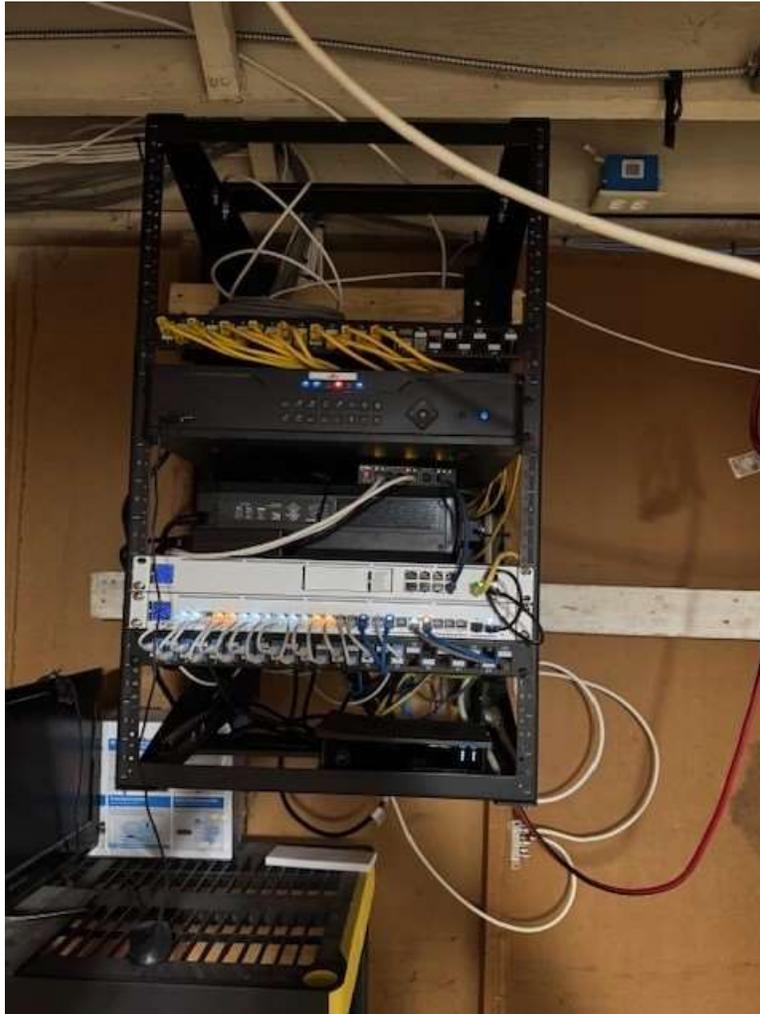
E Fayette St Store Fronts



E Fayette St Store Fronts



1001 E Fayette St



1001 E. Fayette St apartment videos

Apt 1

<https://www.youtube.com/watch?v=A5dtZO0sthM>

Apt 2

<https://www.youtube.com/watch?v=5ljbYy-VkNo>

Apt 3

<https://www.youtube.com/watch?v=VVsDwrgD0EU>

Apt 4

<https://www.youtube.com/watch?v=DN-rlGr4ATo>

Apt 5

<https://www.youtube.com/watch?v=EdOPw--9AKM>

Apt 6

<https://www.youtube.com/watch?v=yf1Ogk3gDA>

Apt 7

<https://www.youtube.com/watch?v=zY9rye3tYnA>

Apt 8

<https://www.youtube.com/watch?v=5ljbYy-VkNo>

Apt 9

<https://www.youtube.com/watch?v=wdI9KCi5edQ>

Apt 10

<https://www.youtube.com/watch?v=qGT7wiaNoMQ>

Apt 11

<https://youtu.be/giDcq8q822w>

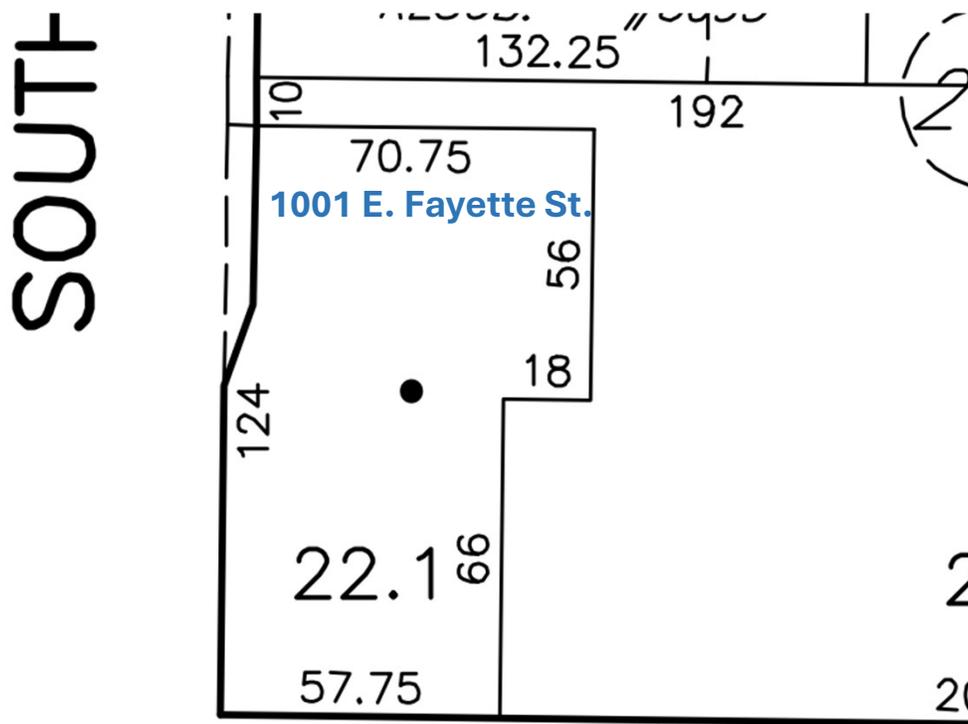
Apt 12

<https://www.youtube.com/watch?v=ZBay1MBPfe0>

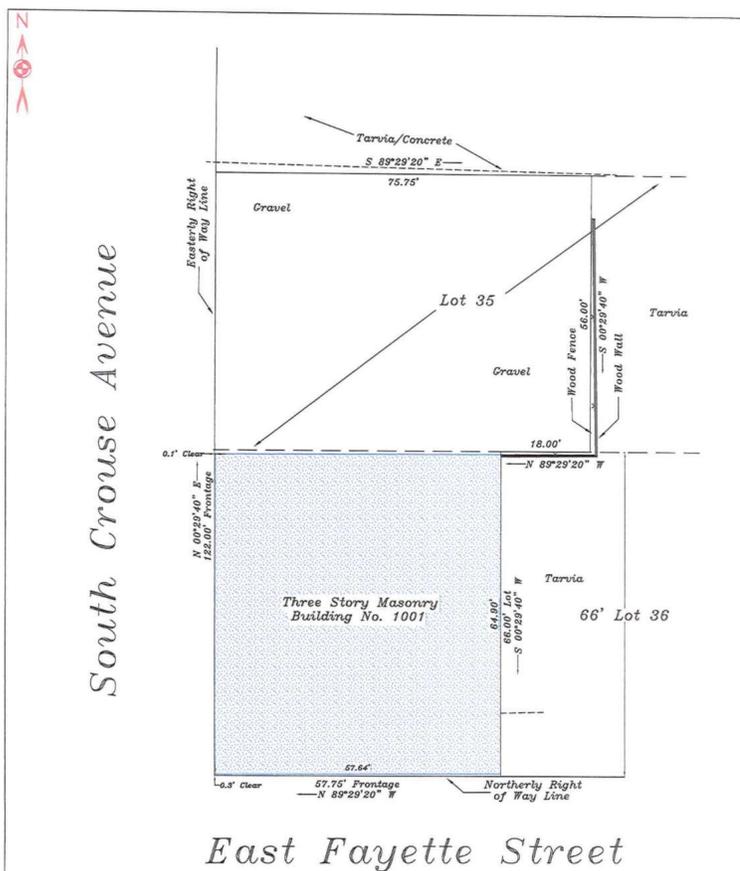
1001 E Fayette St at S. Crouse aerial



1001 E. Fayette St tax map



1001 E. Fayette



To:

<p>Michael J. McCully Land Surveying PLLC 5875 Piedstone Drive Casenovia New York 13035 Phone : (315) 440-5096</p>		<p>Location Survey on Part of Lots 35 and 36, Block 210.</p>
<p>I hereby certify that this map was made from an actual survey and same is correct.</p>		<p>Known as No. 1001 East Fayette Street, City of Syracuse, County of Onondaga, State of New York.</p>
<p><i>M.J. McCully</i></p>	<p>NYSLLS 50698</p>	<p>Drawn by: MJM Scale: 1" = 20'</p>
<p>Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of Section 7209, Subdivision 2 of the New York State Education Law. Only copies from the original of this survey marked with an original of the land surveyor's inked seal or his embossed seal shall be considered to be valid true copies. Certifications shall run only to the person or entities for whom the survey is prepared and are not transferable to subsequent persons or entities. Copyright 2019, Michael J. McCully Land Surveying, all rights reserved.</p>		<p>Date(s): 04-15-19</p>