



**CUSHMAN &
WAKEFIELD**



**Pyramid Brokerage
Company**

**709 East Genesee Street
Syracuse, New York 13210**



FOR SALE

9,000± SF SITUATED ON 0.041 ACRE: 7 BLOCKS FROM SU AND CBD

Property Highlights

- 4,500± SF retail ideal for user investor for having the benefit of 2nd floor (5) apartments fully renovated and fully leased for the benefit of residual income.
- Walking distance to Syracuse University, regional hospitals, downtown Syracuse, municipal government, and East Genesee Street retail district, and the former Crown Plaza Hotel next door, which is undergoing conversion to 300± apartment units.
- 4,500± SF of wide-open retail or office space on the first-floor space available for lease or for user/buyer
- Building renovated in 2011 with 23-car parking
- Within two blocks to 2,000-bed student housing (new construction)

Demographic	.25 Mile	.5 Miles	1 Mile
Population	1,766	6,923	28,462
Households	1,041	3,552	11,386
Average H.H. Income	\$50,015	\$44,322	\$51,043
Daytime Employees	2,799	32,325	62,214
Source: ESRI Business Analyst 2025			

Traffic Counts

East Genesee Street	6,310 AADT
Interstate 81	56,572 AADT
Source: Sites USA (Inrix)	

EXCLUSIVE CONTACT

Michael Kalet
Associate Real Estate Broker
+1 315 445 8534
name@pyramidbrokerage.com

5845 Widewaters Parkway, Suite 200
East Syracuse, New York 13057
+1 315 445 1030
pyramidbrokerage.com

The Lofts at 709 709 East Genesee St., Syracuse, NY 13210

Rental Description and Proposed Rates:

				Rent/Mo	Term
Apartment A:	1 bedroom, 917 SF	(LEASED)	Current Rent:	\$1,850	Air BNB (Furnished)
Apartment B:	1 bedroom, 700 SF	(LEASED)	Current Rent:	\$1,600	09/30/2025
Apartment C:	1 bedroom, 905 SF	(LEASED)	Current Rent:	\$1,850	07/31/2025
Apartment D:	Studio, 420 SF	(LEASED)	Current Rent:	\$1,150	07/31/2026
Apartment E:	1 bedroom, 700 SF	(LEASED)	Current Rent:	\$1,575	07/31/2026

United Uniform: Vacant 4,500 SF on 1st floor with 1,500 SF of basement storage for \$112,500 / Year NET

2nd Floor Apartments: Upscale, brand new units with premium appliances (incl. washer/dryer) and upgraded fixtures. Rent includes: wifi, water, 1 surface lot parking space per apartment, tenant storage closets, some gas fireplace inserts, and flat screen mounted television. Tenant responsible for electricity (heat) and cable tv if desired.

Comparables:

311 Forman Ave: 2-acre sale for \$8,000,000; now 385 bed student housing

1001 East Genesee Street: 2-acre sale for \$8,000,000; now 365 bed student housing

919 East Genesee Street: 2.85-acre sale for \$13,000,000; now 606 bed student housing

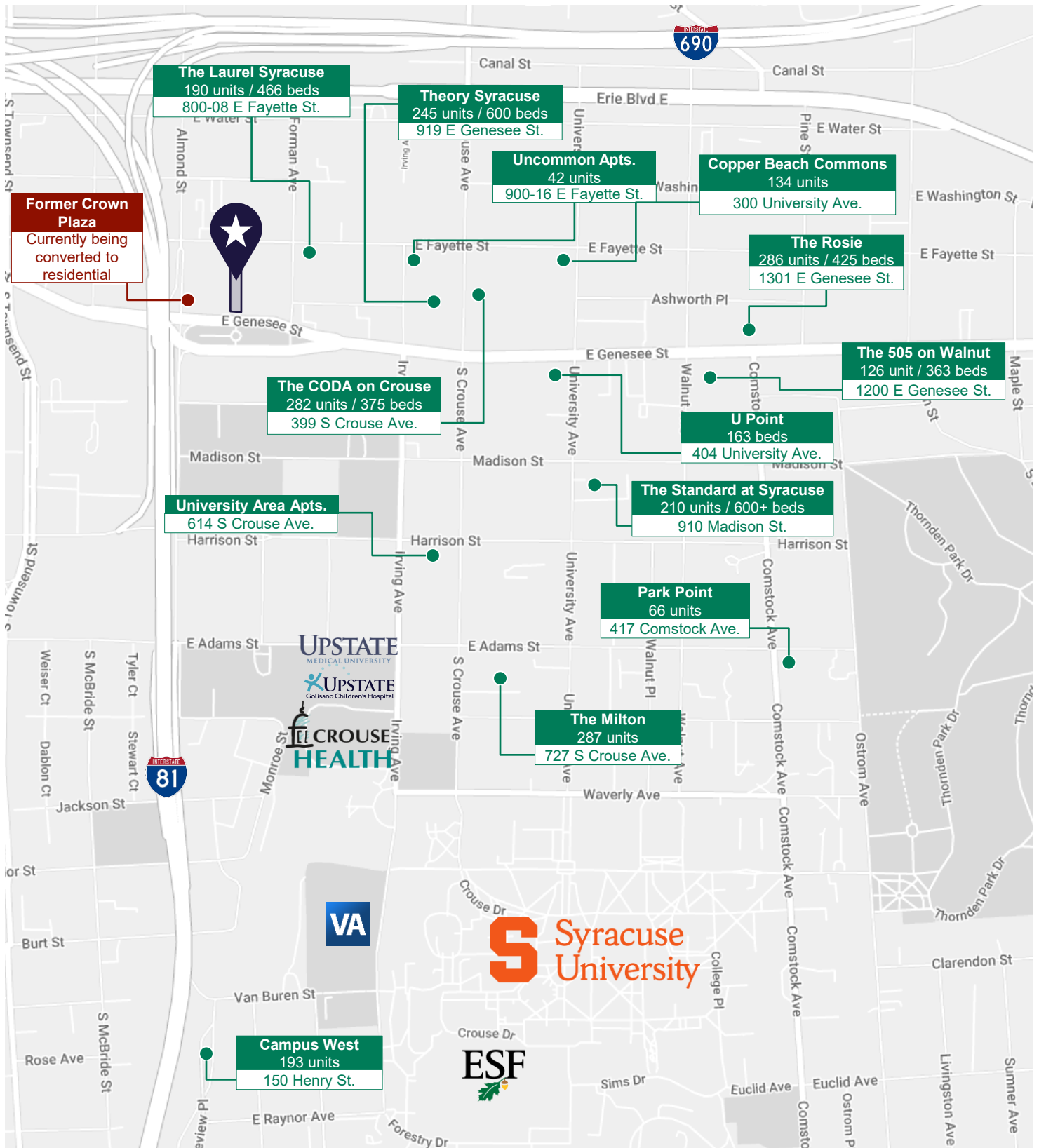


**CUSHMAN &
WAKEFIELD**



**Pyramid Brokerage
Company**

**709 East Genesee Street
Syracuse, New York 13210**



Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield Copyright 2025. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.



- Demolishes the 1-81 viaduct between the railway bridge near Renwick Avenue and the 1-81/1-690 interchange
- Re-designates the portion of 1-81 between its interchanges with 1-481(Exits 16A and 29) as Business Loop 81(BL 81), including Almond Street and Erie Boulevard from Almond Street to Oswego Boulevard
- Re-designates 1-481 as the new 1-81
- Reconstructs I-690 from Leavenworth Avenue to Beech Street, with a partial BL 81/1-690 interchange
- Provides direct connections to and from 1-690 and BL 81 at West Street, Crouse and Irving Avenues (to and from I-690), Clinton Street, Oswego Boulevard, and Pearl Street (to and from northern BL 81)
- Channels north-south traffic through Almond Street and along parallel corridors, such as Crouse Avenue, Irving Avenue, State Street, and Townsend Street. East-west traffic routes would include Erie Boulevard, Harrison Street, and Adams Street
- Constructs a new northbound BL 81 exit ramp to East Colvin Street





Parking lot (23 spaces) from East Fayette Street curb cut



Primary retail tenant entry (from East Fayette Street)



Secondary side entry for residential tenants (w/key pad)



Front entry for residential tenants from East Genesee Street – view from Forman Park (full city block)



Front entry exclusively for residential tenants from East Genesee Street – view from Forman Park



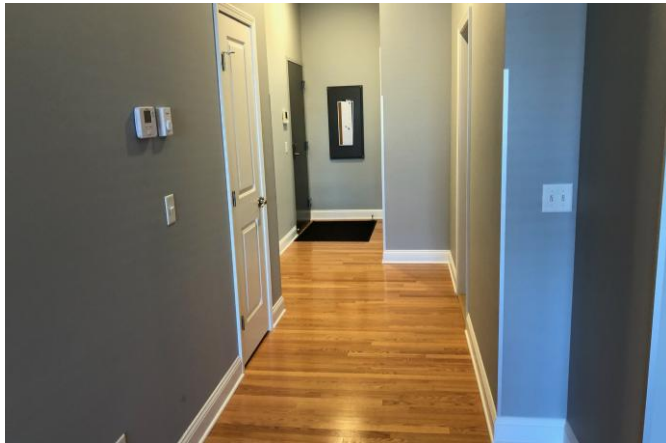
Building view from East Genesee Street
Front of building entry for 2nd floor tenants only.



Standard living area



Standard kitchen finish



Typical Apartment Interior Finishes



Standard Marble, Granite, and Glass Shower
Enclosure for (5) 2nd Floor Apartments



Primary Front Entry (from East Genesee Street)
Dedicated to 2nd Floor Apartments



Basement (5) 2nd Floor Apartment Storage Closets
Basement includes 1,500 SF retail storage

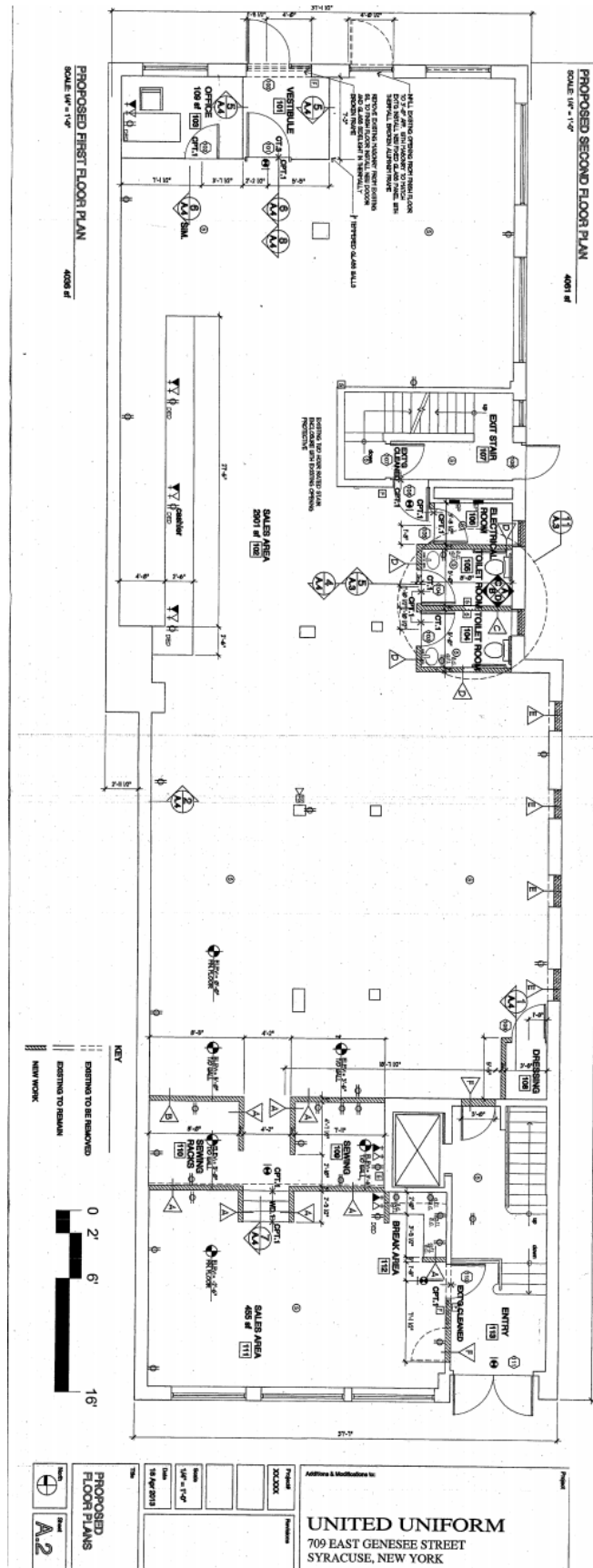


CUSHMAN &
WAKEFIELD



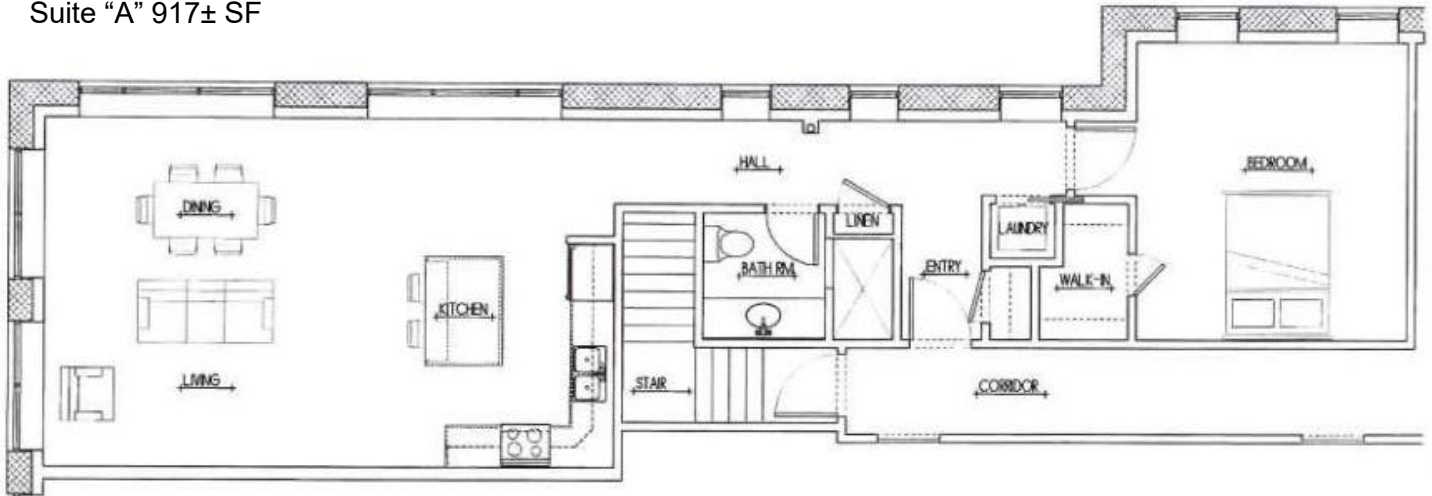
Pyramid Brokerage
Company

709 East Genesee Street
Syracuse, New York 13210

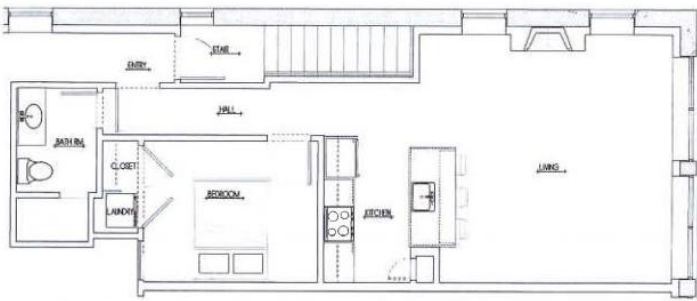


2nd Floor Apartment Layouts

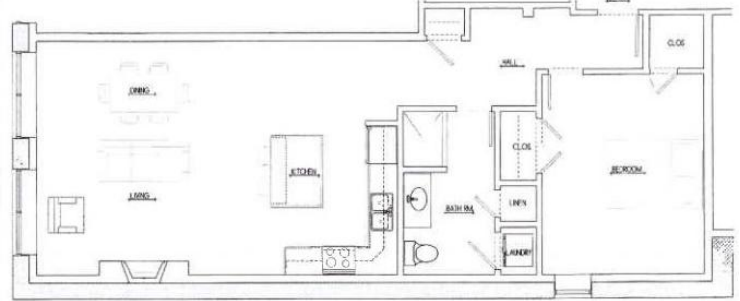
Suite "A" 917± SF



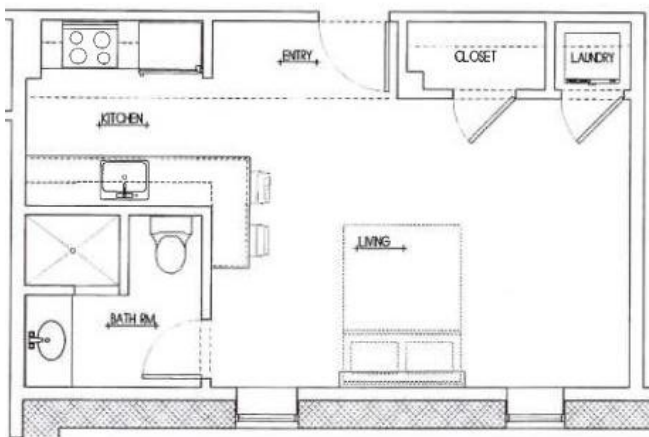
Suite "B" 650± SF (Leased)



Suite "C" 905± SF



Suite "D" 420± SF (Leased)



Suite "E" 700± SF (Leased)

