

# 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:	\$699,000
Number of Units:	3
Lot Size:	0.76 Acres

### DAVIS YOHE

315.329.1328

davis@c21bridgeway.com

**CENTURY 21**  
**COMMERCIAL.**  
Bridgeway Realty

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# J & J AUTO BUILDING

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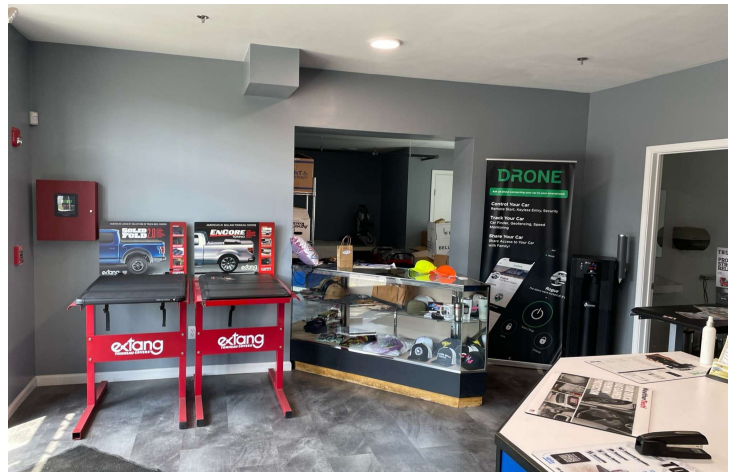
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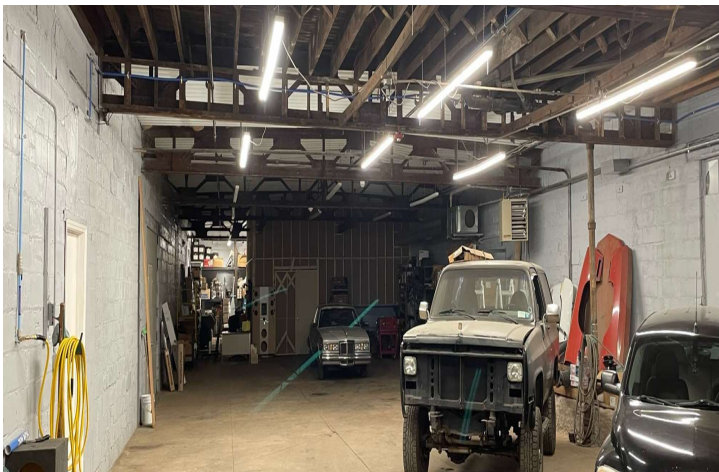
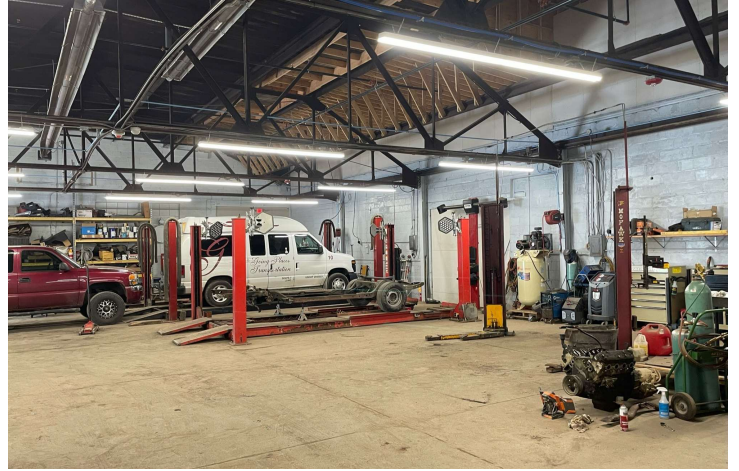
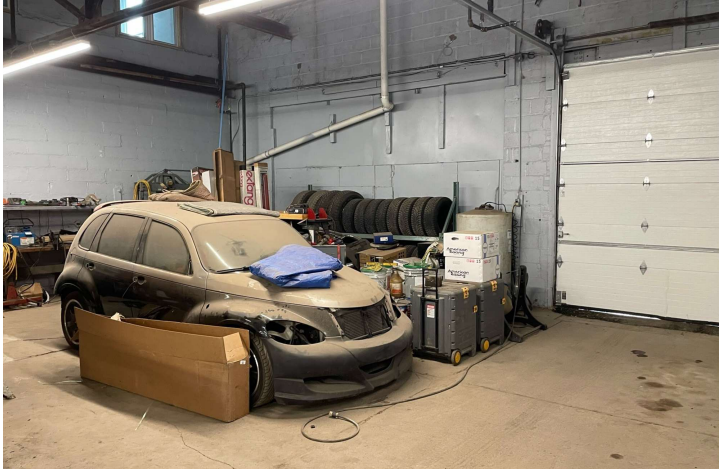
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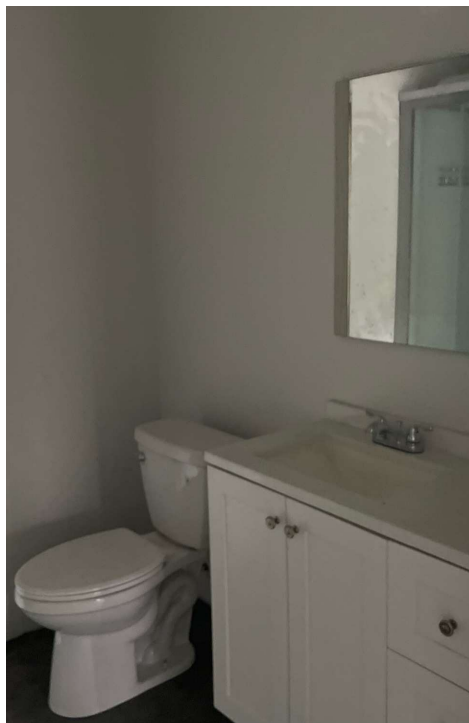
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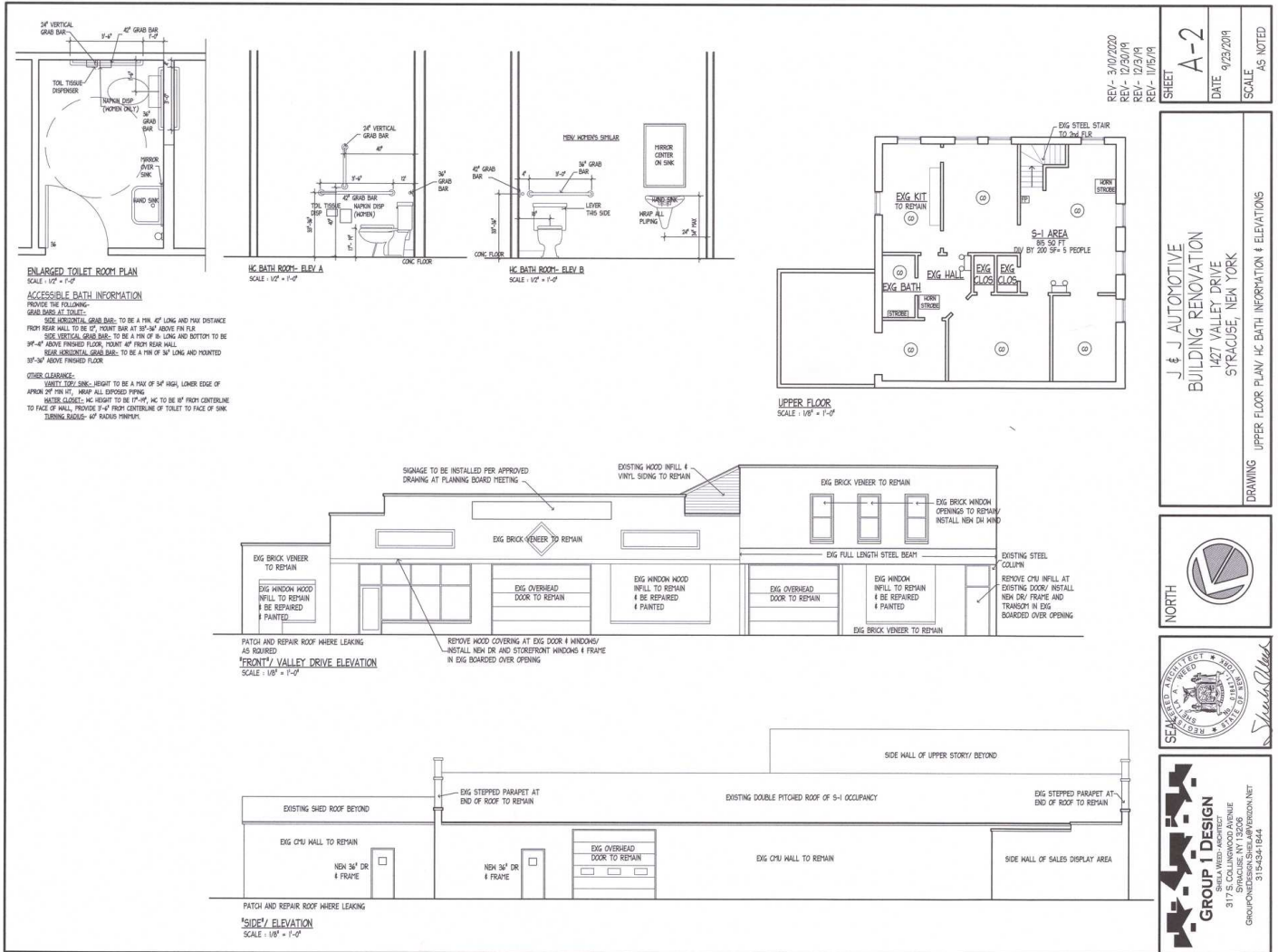
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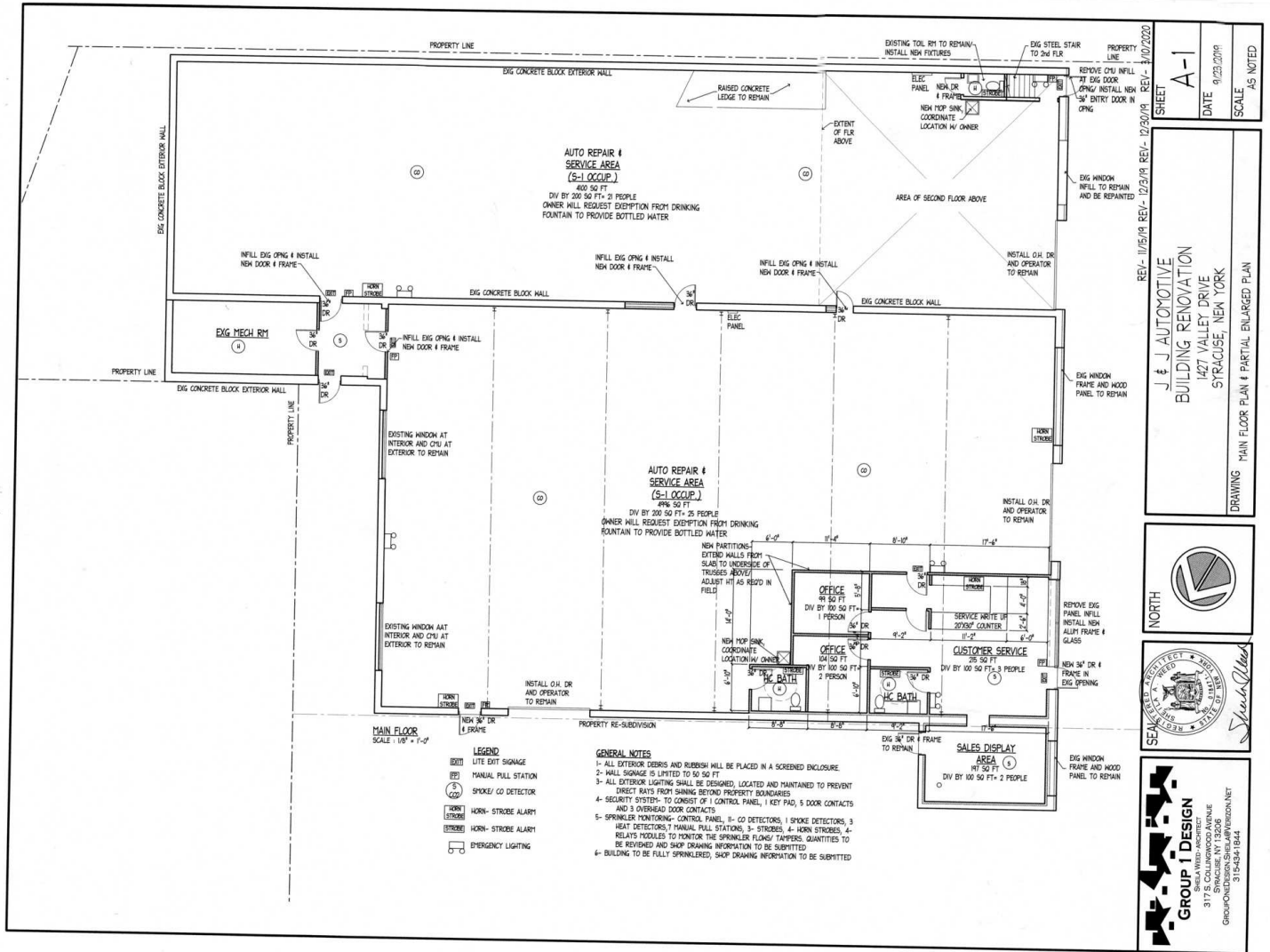
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# FLEX BUILDING FOR SALE

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SHEET A-1  
DATE 9/23/2019  
SCALE AS NOTED

REV: 11/15/19 REV: 12/31/19 REV: 12/31/19 REV: 1/10/2020

J & J AUTOMOTIVE  
BUILDING RENOVATION  
1427 VALLEY DRIVE  
SYRACUSE, NEW YORK

DRAWING: MAIN FLOOR PLAN & PARTIAL ENLARGED PLAN

NORTH

SEAL: STATE OF NEW YORK ARCHITECT & SURVEYOR  
SHEILA WILSON  
3175-1844

GROUP 1 DESIGN  
SHEILA WILSON - ARCHITECT  
3175 BRIDGEMAN AVENUE  
SYRACUSE, NY 13209  
GROUP1DESIGN@GMAIL.COM  
315-434-1844

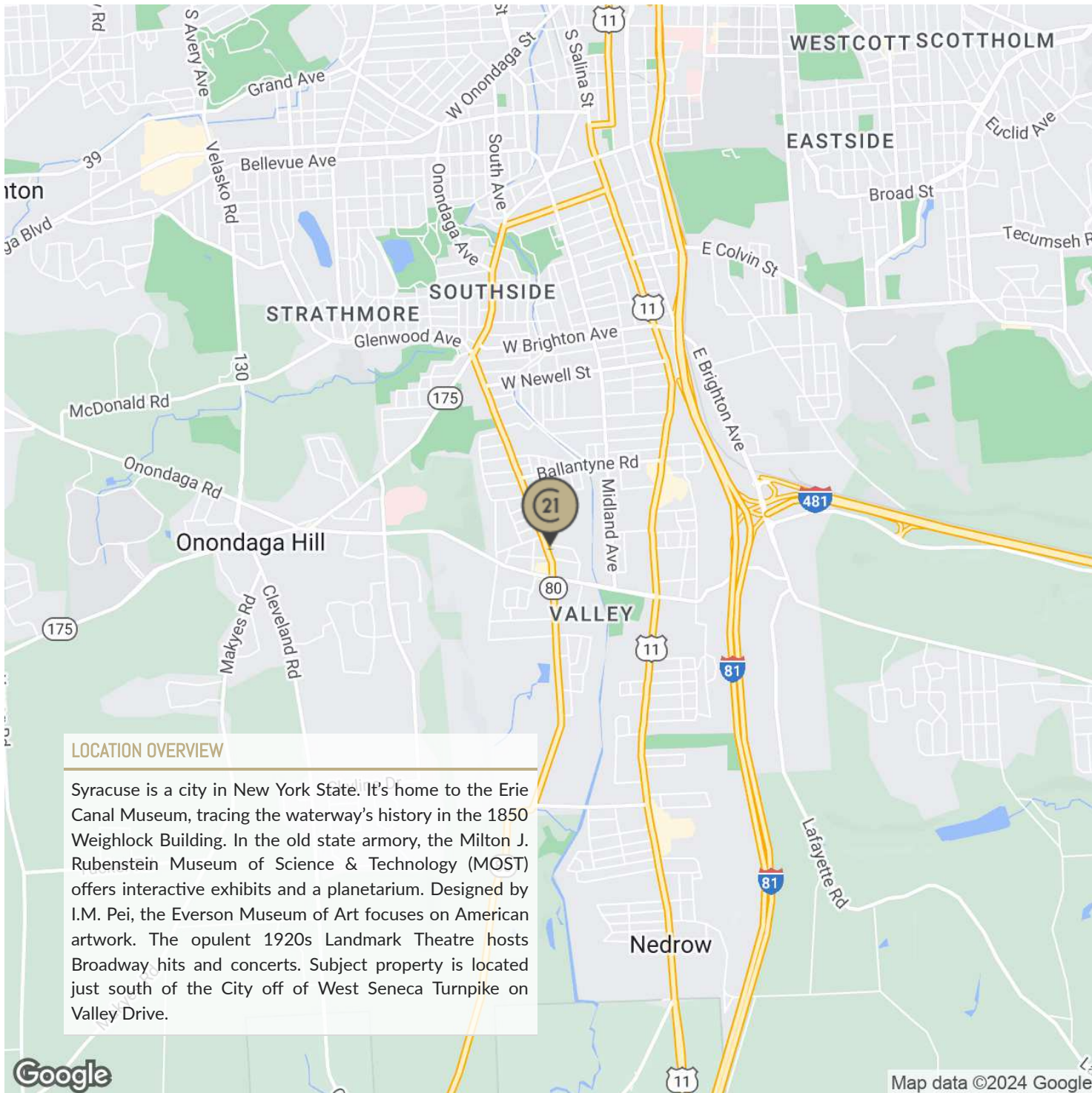
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**LOCATION OVERVIEW**

Syracuse is a city in New York State. It's home to the Erie Canal Museum, tracing the waterway's history in the 1850 Weighlock Building. In the old state armory, the Milton J. Rubenstein Museum of Science & Technology (MOST) offers interactive exhibits and a planetarium. Designed by I.M. Pei, the Everson Museum of Art focuses on American artwork. The opulent 1920s Landmark Theatre hosts Broadway hits and concerts. Subject property is located just south of the City off of West Seneca Turnpike on Valley Drive.

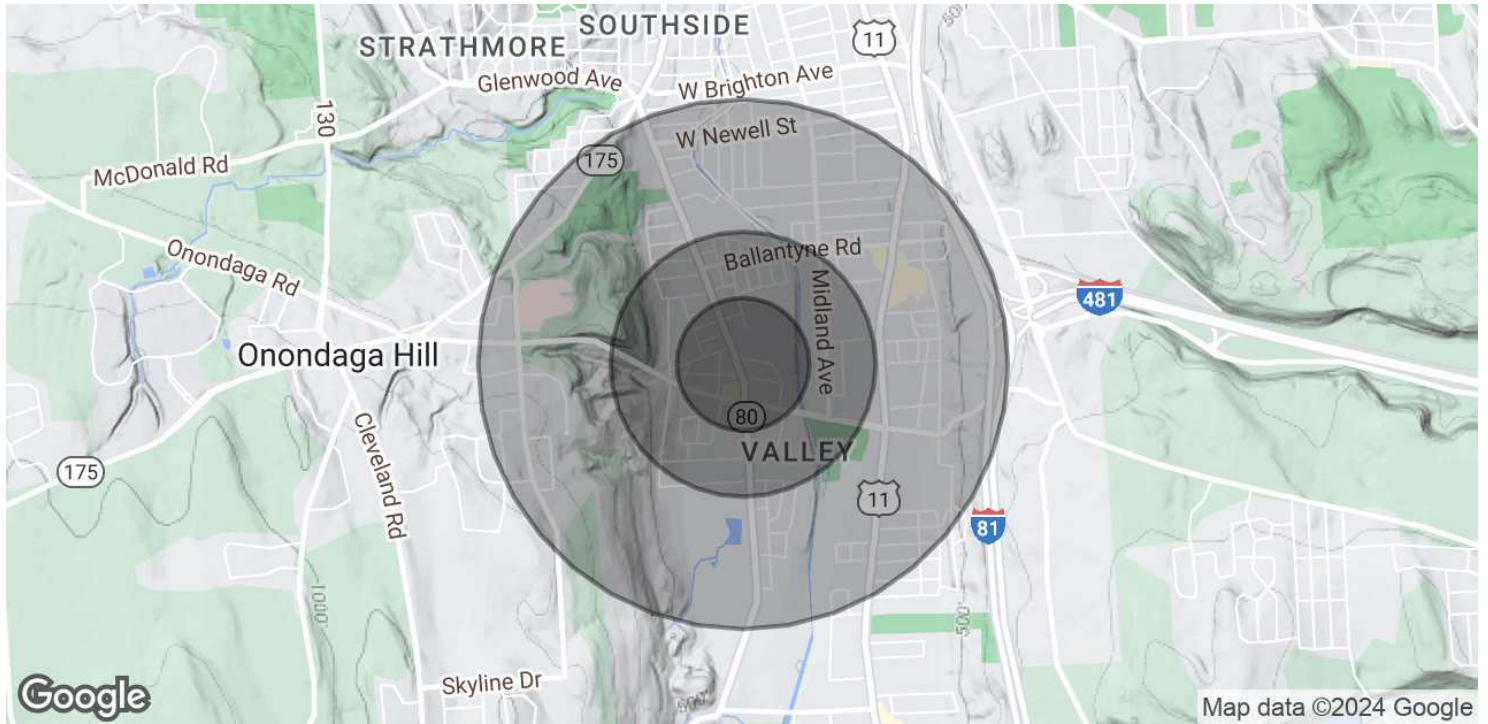
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	862	3,753	12,673
Average Age	34.8	35.7	37.7
Average Age (Male)	31.3	31.2	35.9
Average Age (Female)	37.2	38.7	39.4
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	417	1,782	6,085
# 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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