



PROPERTY FOR SALE

647 W Genesee St Syracuse, NY 13203

* Property is undergoing modern renovations. Some images may reflect the building prior to construction and do not represent its current condition.*

Property Summary



PROPERTY DESCRIPTION

Introducing a prime investment opportunity in Syracuse, NY! This impressive 37,170 +/- SF free-standing building on 1.45 +/- Acres, constructed in 1940 and renovated in 2025, offers a versatile space for retail or other commercial ventures. New owner has installed a new roof and begun improving the building, providing a solid foundation for a wide range of business opportunities. Situated in the heart of Syracuse, this building boasts a strategic location with excellent visibility and access. With a rich history and extensive space, this property presents a compelling opportunity for retail and free-standing building investors looking to make a smart investment in the Syracuse area.

PROPERTY HIGHLIGHTS

- 37,170 +/- SF free-standing building
- 1.45 +/- Acre Parcel
- Up to 19' ceilings in many areas
- Overhead doors
- New Roof & Renovations in 2025
- Zoned for diverse commercial use
- Strategic location in Syracuse
- Excellent visibility and access opportunities

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	57,612	93,602	159,996
Total Population	140,472	226,204	383,681
Average HH Income	\$65,574	\$75,476	\$91,719

OFFERING SUMMARY	
Sale Price:	\$1,950,000
Lot Size:	1.45 Acres
Building Size:	37,170 SF



Property Photos



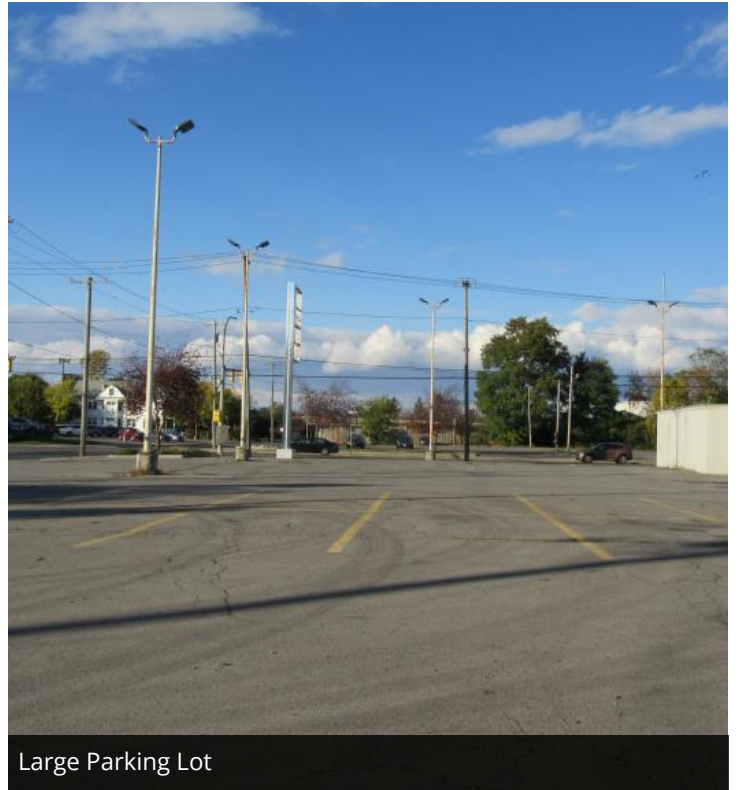
Former Jeep Dealership



Historic Automobile Row | Former Jeep Dealership



Additional Photos



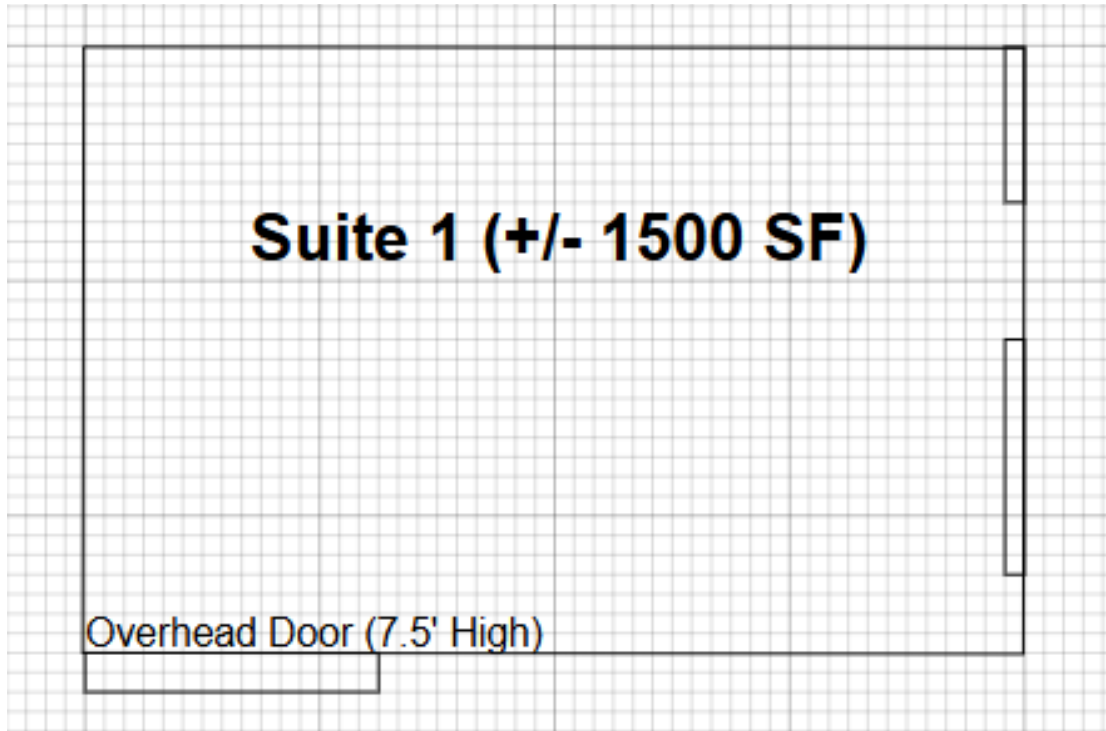
The information contained in this property summary is based, in part, upon information provided by the owner of the property. This property summary is not a representation or warranty of any kind by the property owner or by Bridgeway Commercial Realty, LLC. This property summary is not a substitute for a physical inspection and investigation of the property. All prospective buyers are encouraged to perform their own due diligence and investigation of the property and are encouraged to check public records pertaining to the property.

Building Breakdown



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Former Body Shop



*Not drawn to Scale

SUITE HIGHLIGHTS:

- 1,500 +/- SF
- 12' Ceilings
- Grade Level Door (7.5' High)
- Gas Forced Air Hanging Heater Unit
- Newly Installed LED Lights
- Water Hookup

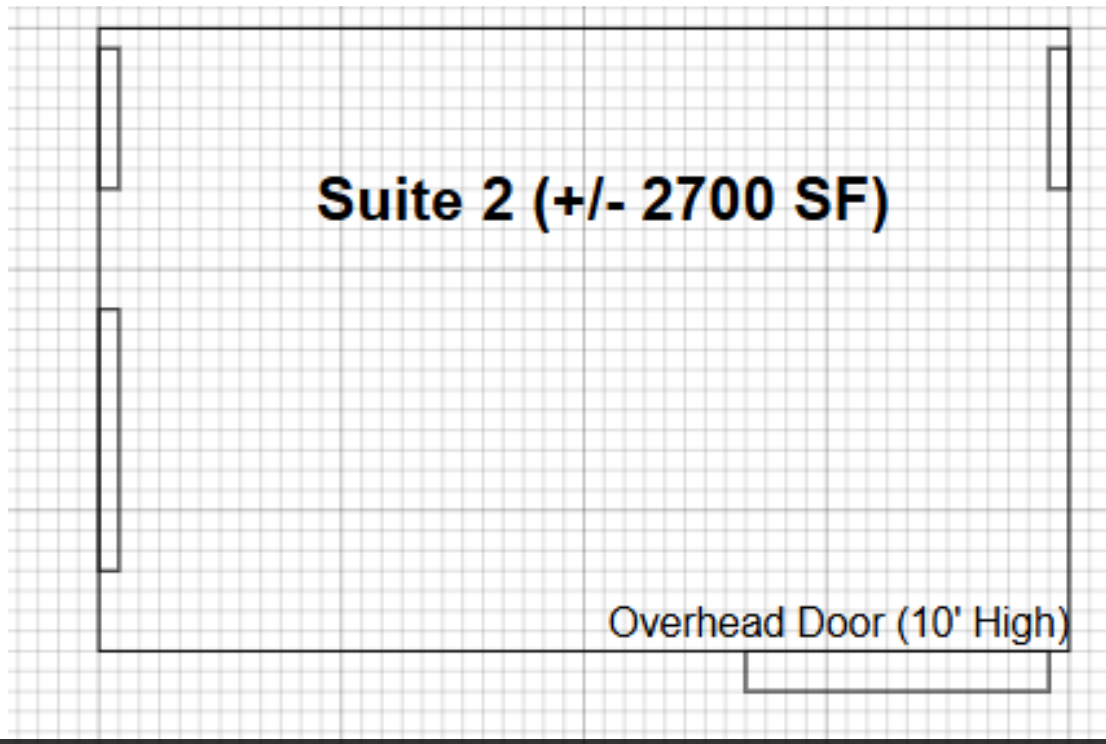


Suite 1 Photos



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Former Body Shop 2



*Not Drawn to Scale

SUITE HIGHLIGHTS:

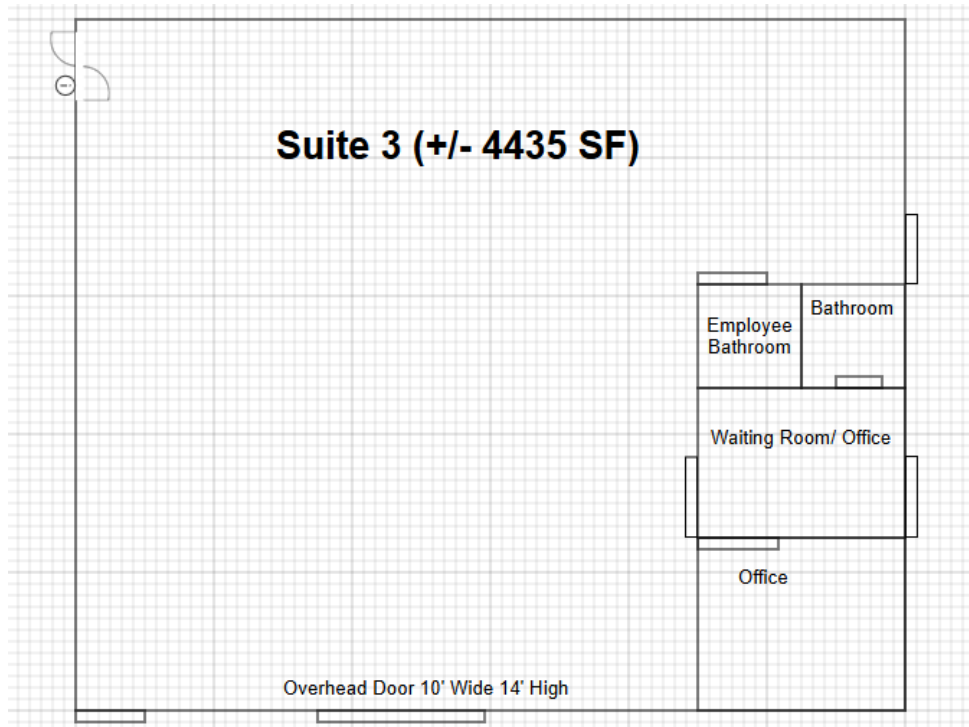
- 2,700 +/- SF
- 12' Ceilings
- Grade Level Door (10' High)
- Gas Forced Air Hanging Heater Unit
- Newly Installed LED Lights
- Water Hookup
- Access to Employee Bathroom in Suite 3



Suite 2 Photos



Former Body Shop 3



*Not Drawn to Scale

SUITE HIGHLIGHTS:

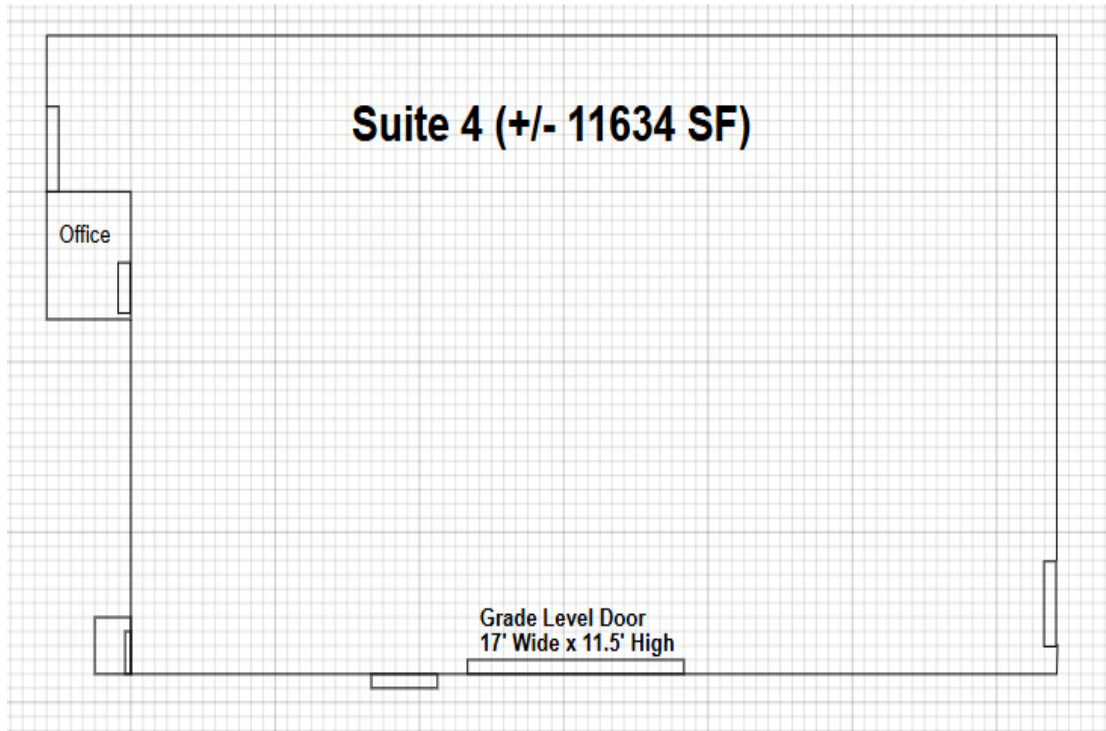
- 4,435 +/- SF Total
- 3,985 +/- SF Open Shop Space
- 450 +/- SF Office/ Retail Area & Two bathrooms
- 17 ½' Ceiling Height
- Grade Level Door: 10' wide x 14' high
- Gas Forced Air Hanging Heater Units
- Newly Installed LED Lights
- Private Customer Entrance
- Water Hookup



Suite 3 Photos



Former Service Department



*Not Drawn to Scale

SUITE HIGHLIGHTS:

- 11,634 +/- SF (including two small offices)
- Ceiling height: From 11'6" to 15'
- Gas Forced Air Hanging Heater Units
- Newly Installed LED Lights
- 800A/240V/3Ph Electrical service
- Grade Level Door: 17' wide x 11 ½' high
- Water Hookups

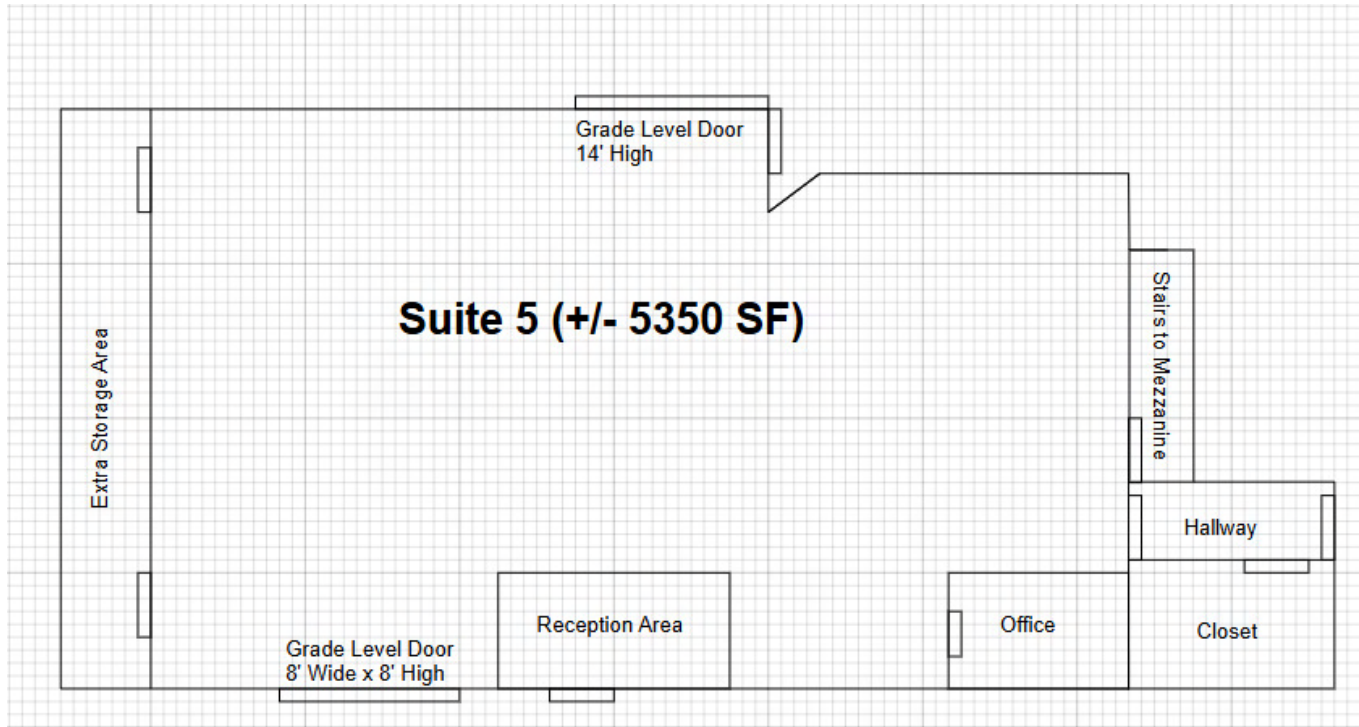


Suite 4 Photos



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Former Parts Department



*Not Drawn to Scale

SUITE HIGHLIGHTS:

- 5,350 +/- SF (includes 1,750 SF of heavy-duty mezzanine)
- Reception, Offices, locker room and two bathrooms
- Newly Installed LED Lights
- Ceiling height: 19'
- Grade Level Door (south side): 8' wide x 8' high
- Grade Level Door (north side): 10' Wide x 14' high
- Water Hookup



Suite 5 Photos



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Suite 5 Mezzanine



Former Showroom & Offices

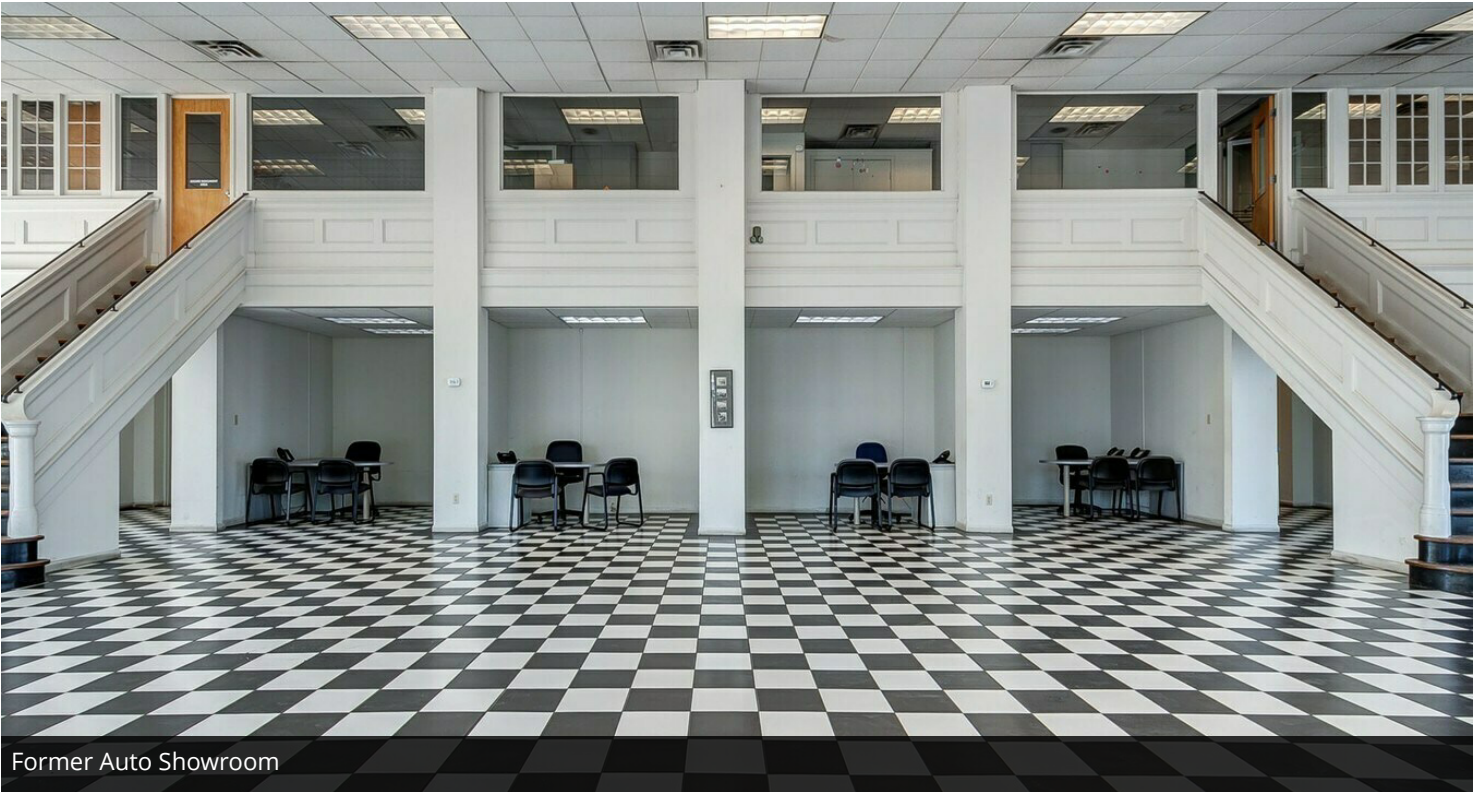


SUITE HIGHLIGHTS:

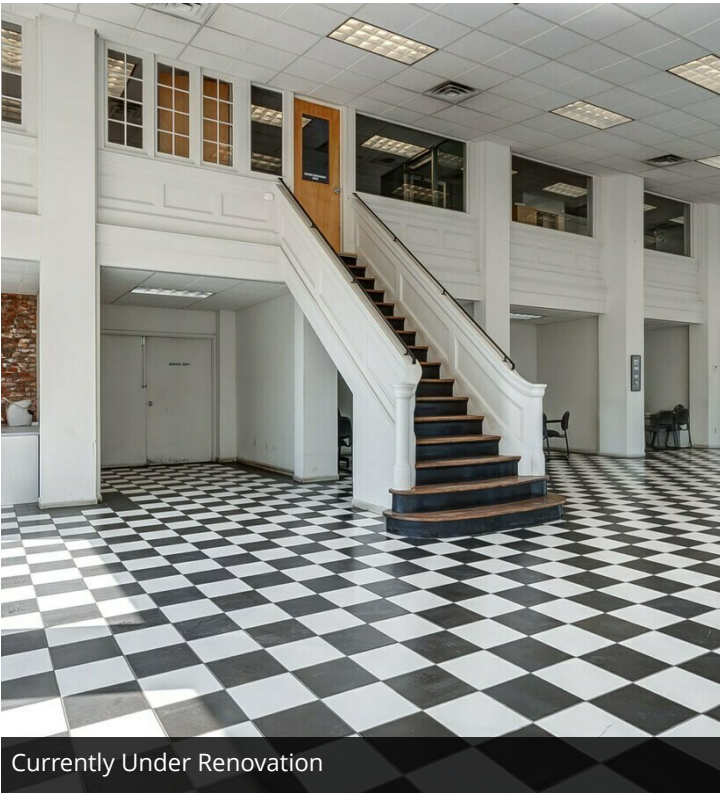
- 5,075 +/- SF Showroom
- 1,245 SF Mezzanine Office
- Ceiling height: 15' to drop Ceiling
- Gas Forced-Air Rooftop units for heating and cooling
- 3 Bathrooms
- Newly installed LED lights throughout



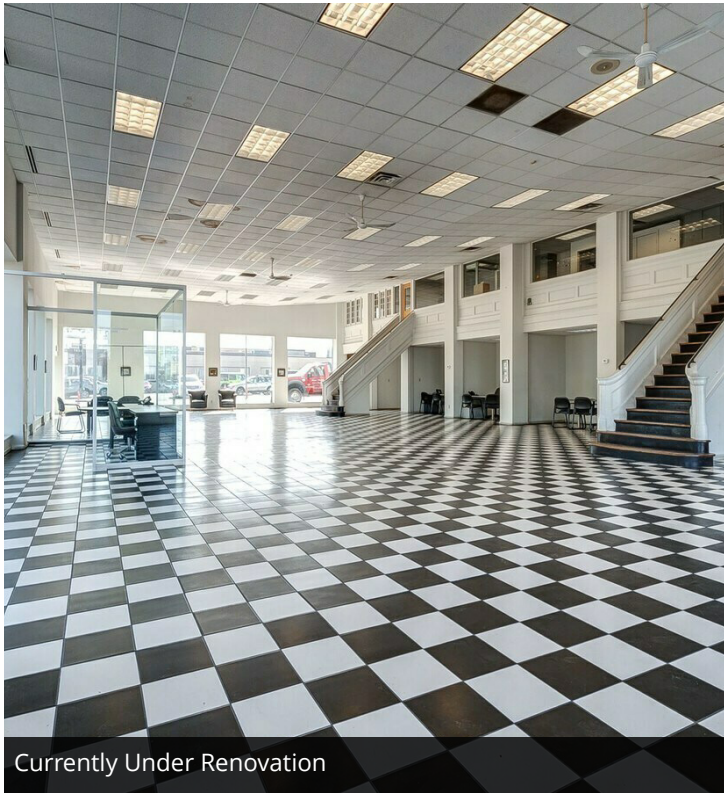
Suite 6 Photos



Former Auto Showroom



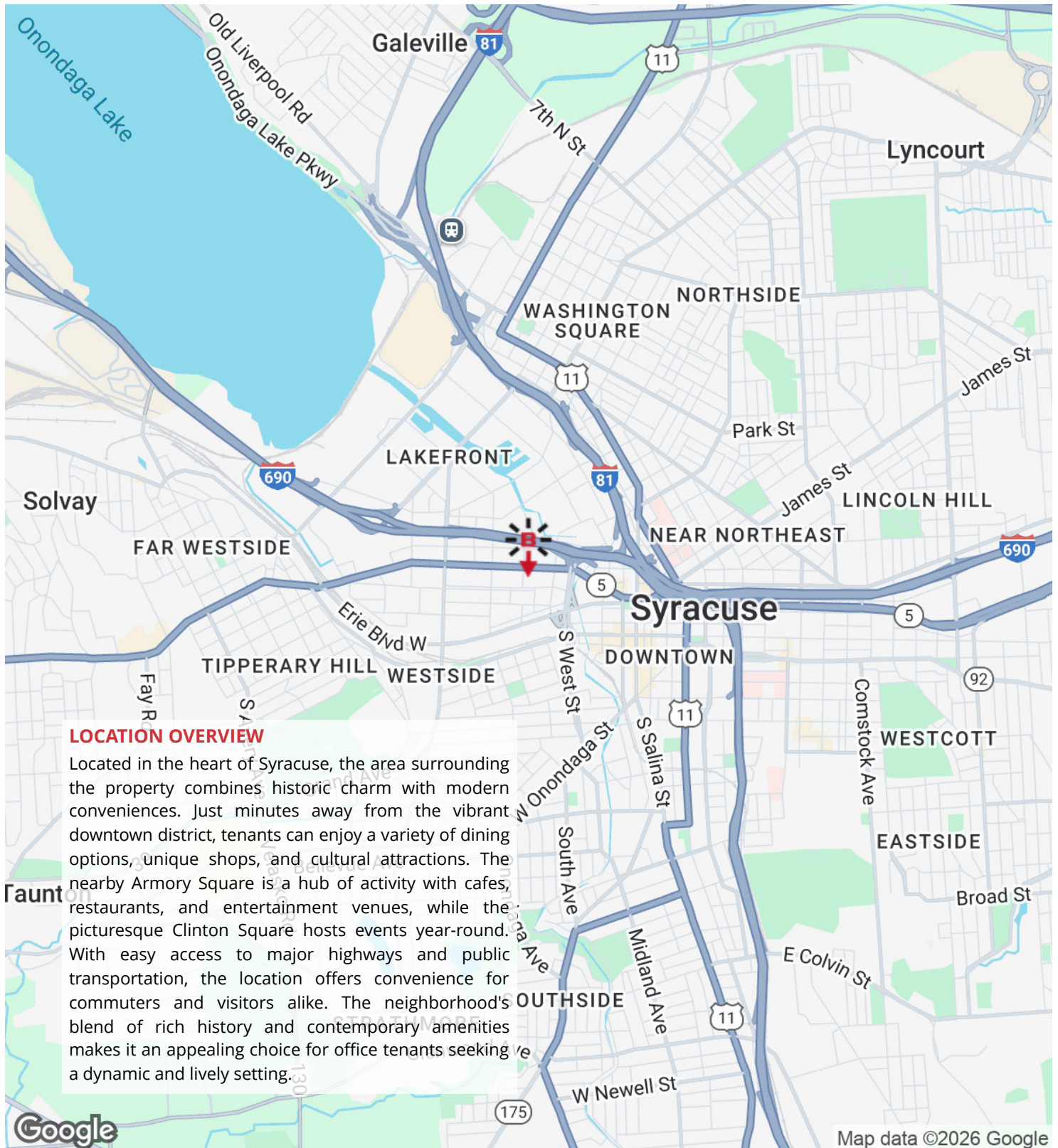
Currently Under Renovation



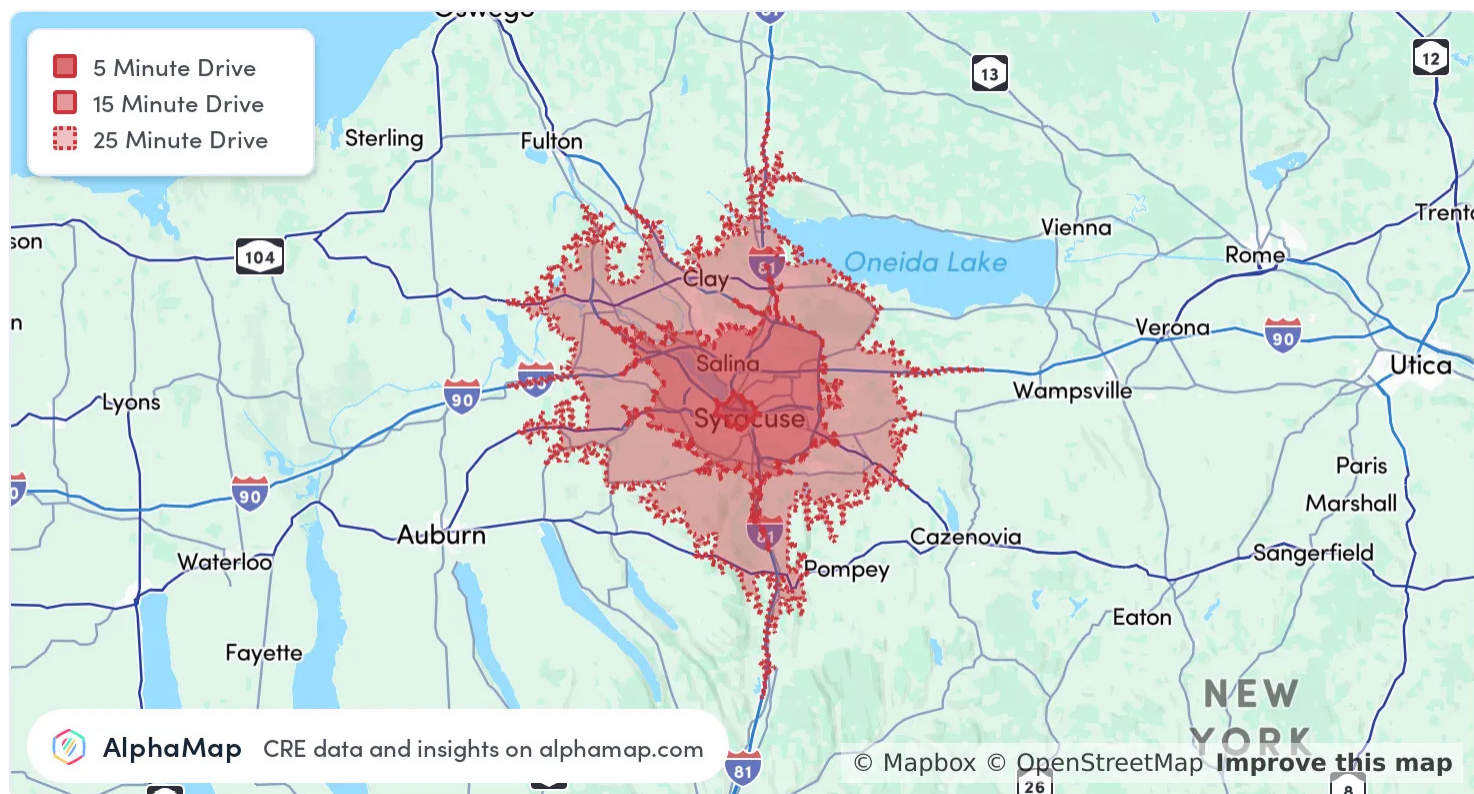
Currently Under Renovation



Location Map



Area Analytics



POPULATION	5 MINUTES	10 MINUTES	15 MINUTES
Total Population	22,081	129,846	255,587
Average Age	36	38	39
Average Age (Male)	36	37	38
Average Age (Female)	36	39	41

HOUSEHOLD & INCOME	5 MINUTES	10 MINUTES	15 MINUTES
Total Households	10,638	54,629	107,477
Persons per HH	2.1	2.4	2.4
Average HH Income	\$50,989	\$64,760	\$76,230
Average House Value	\$219,814	\$195,579	\$200,967
Per Capita Income	\$24,280	\$26,983	\$31,762

Map and demographics data derived from AlphaMap

