



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

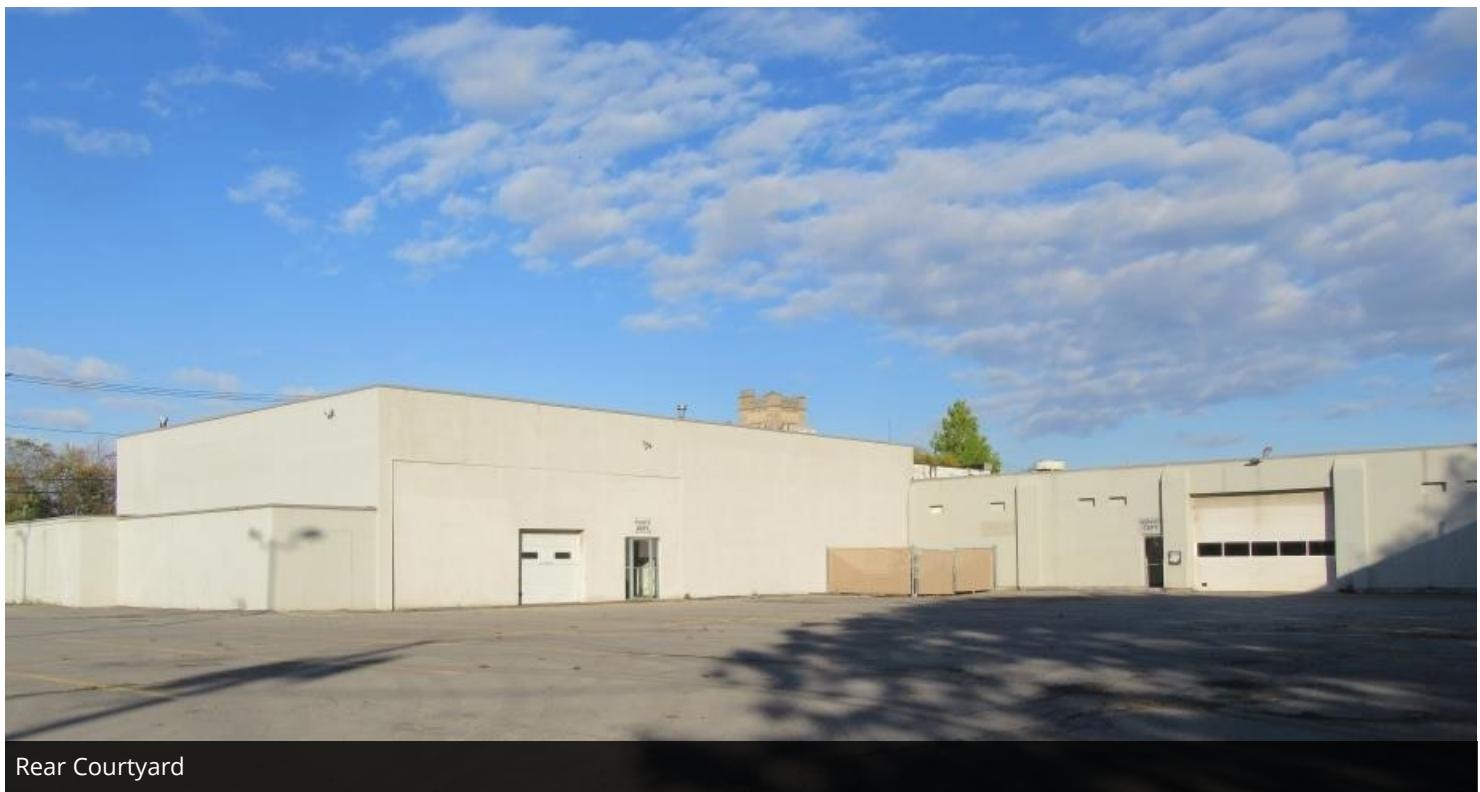
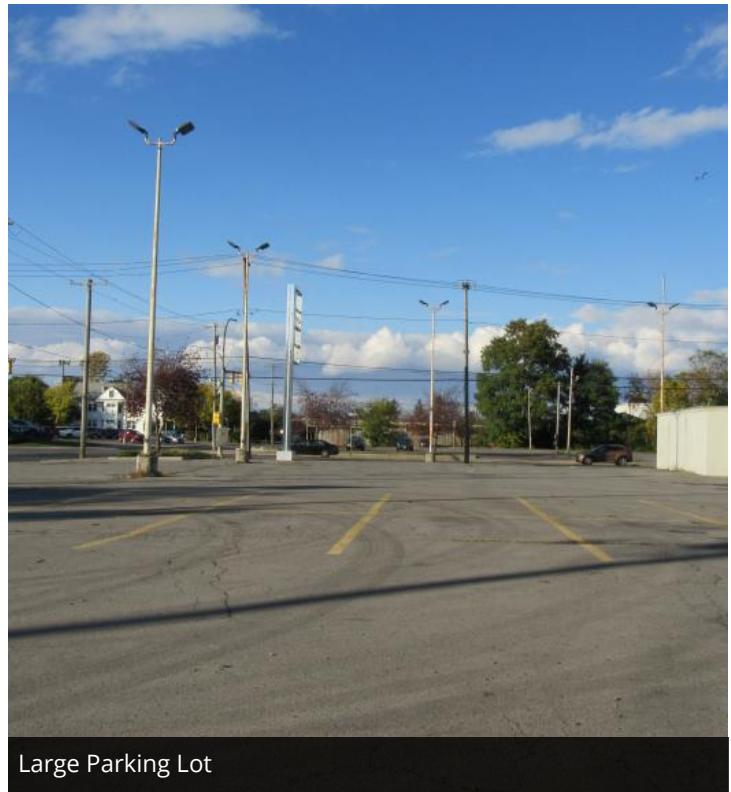


Former Jeep Dealership



Historic Automobile Row | Former Jeep Dealership

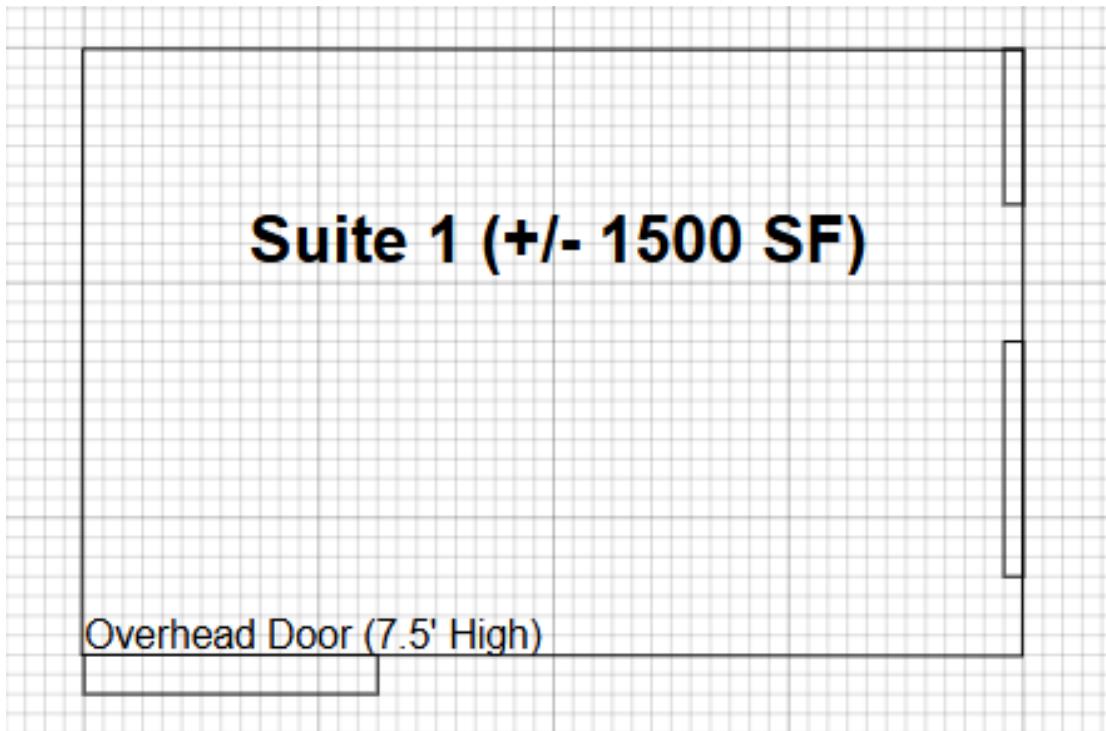
Additional Photos



Building Breakdown



Former Body Shop



*Not drawn to Scale

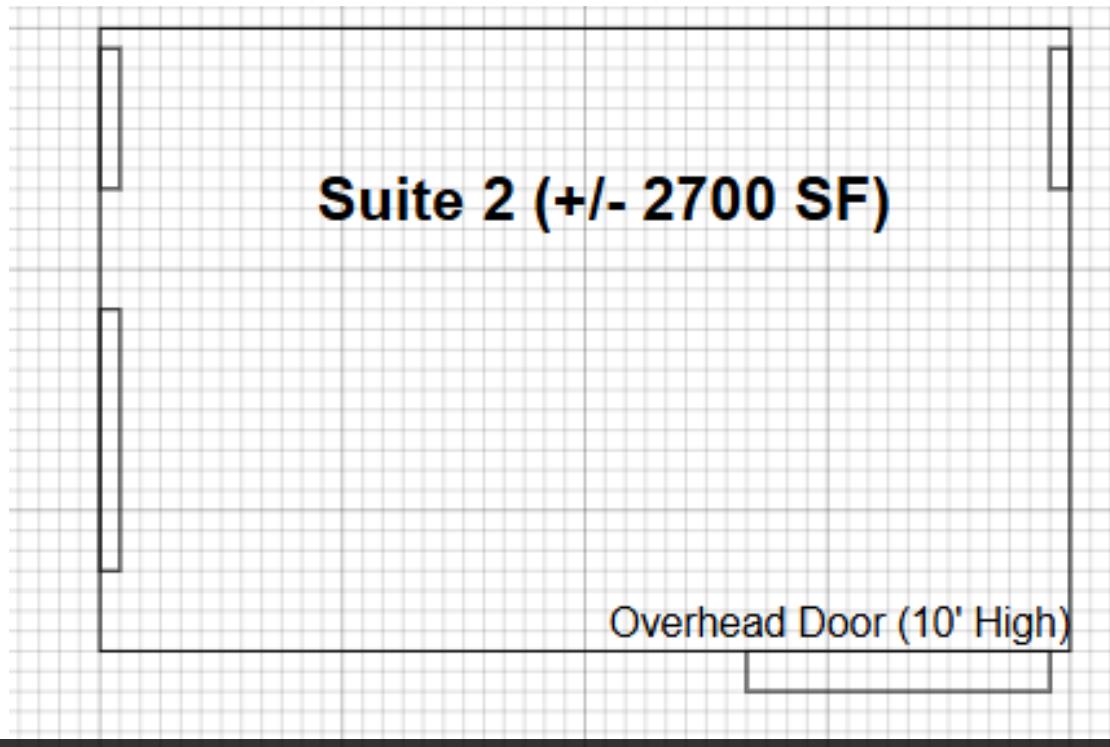
SUITE HIGHLIGHTS:

- 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



Former Body Shop 2

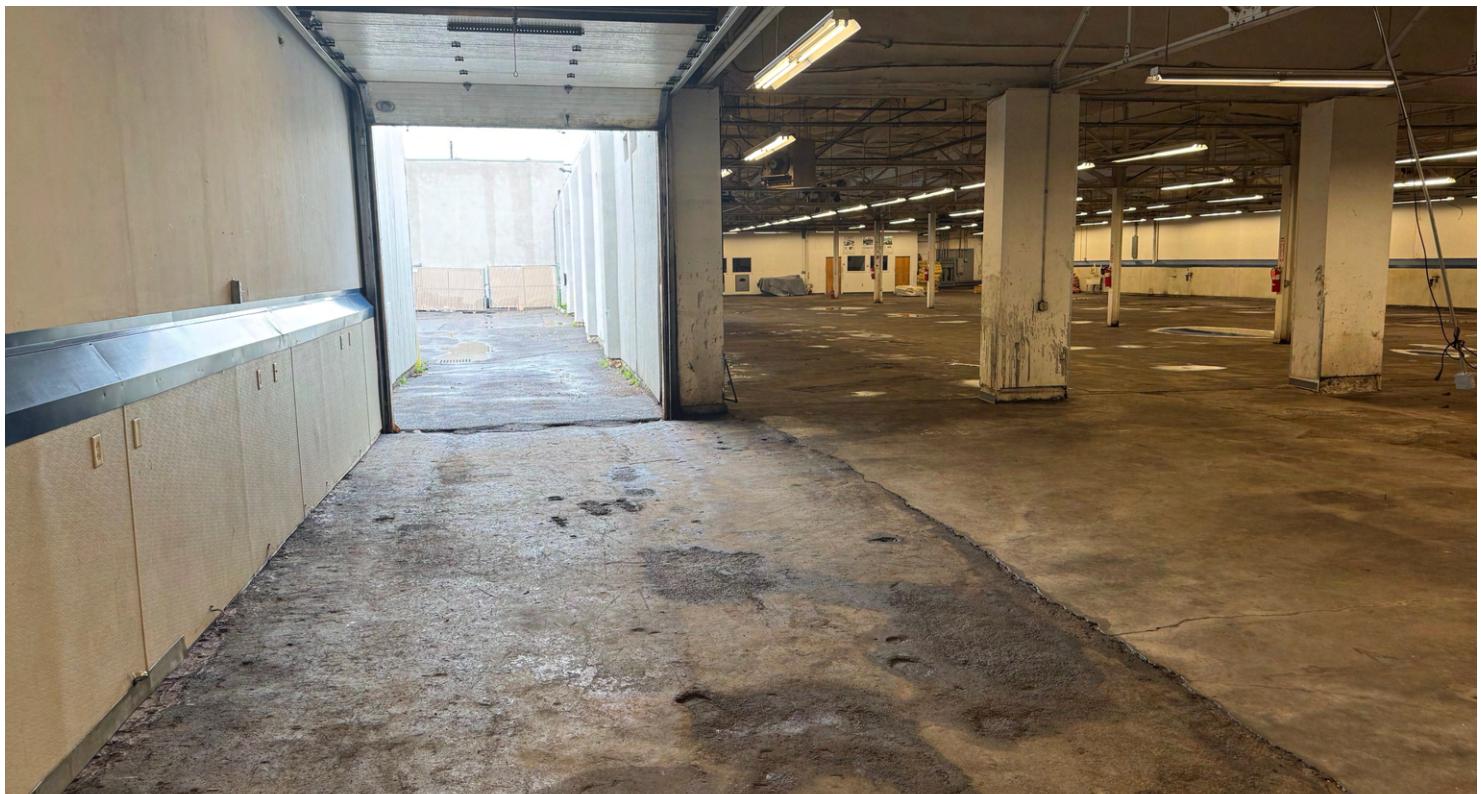


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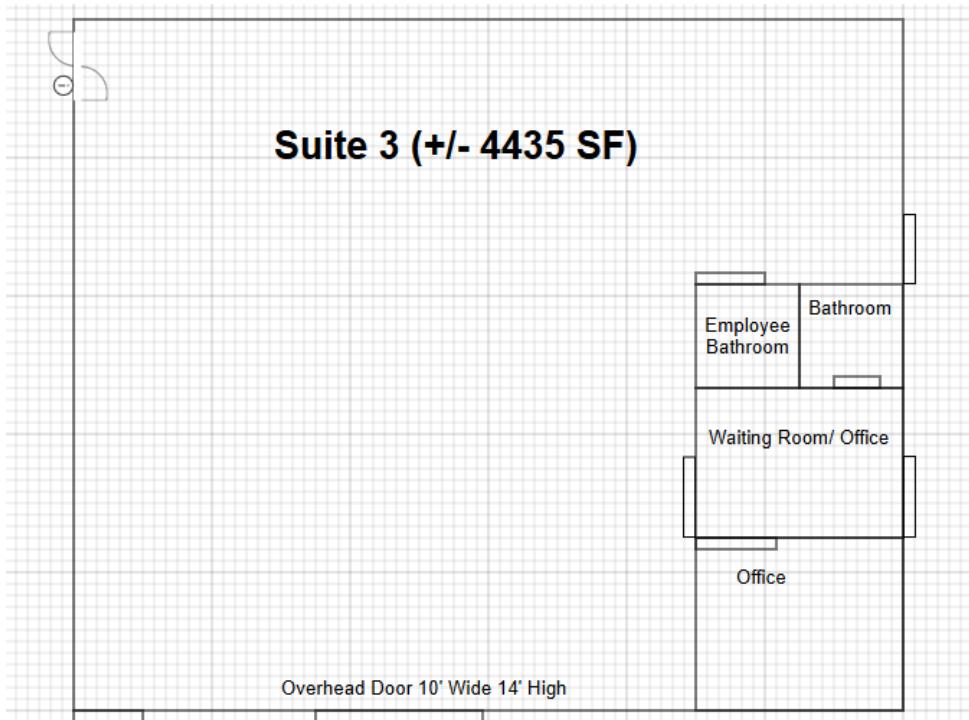
SUITE HIGHLIGHTS:

- 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

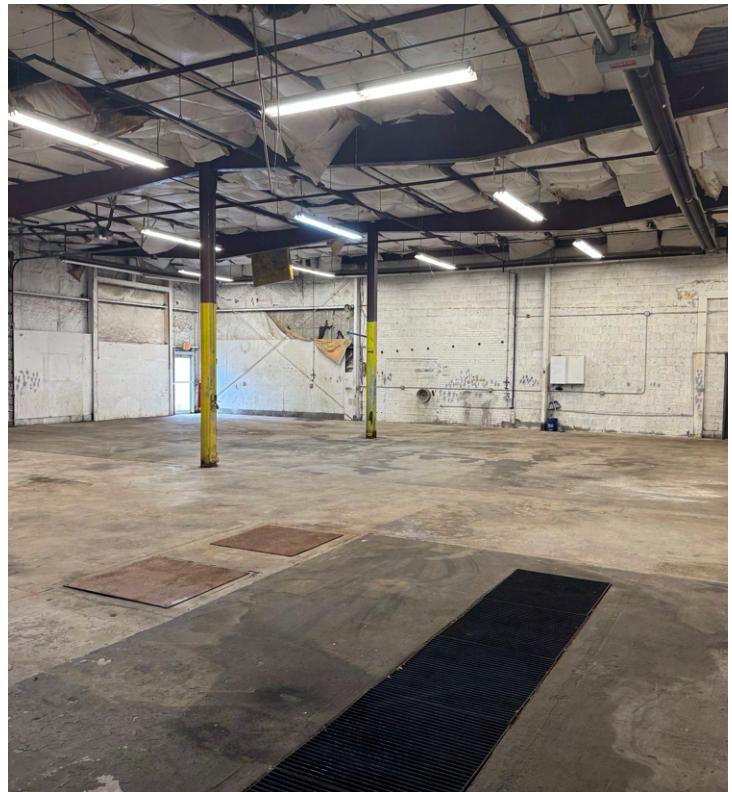


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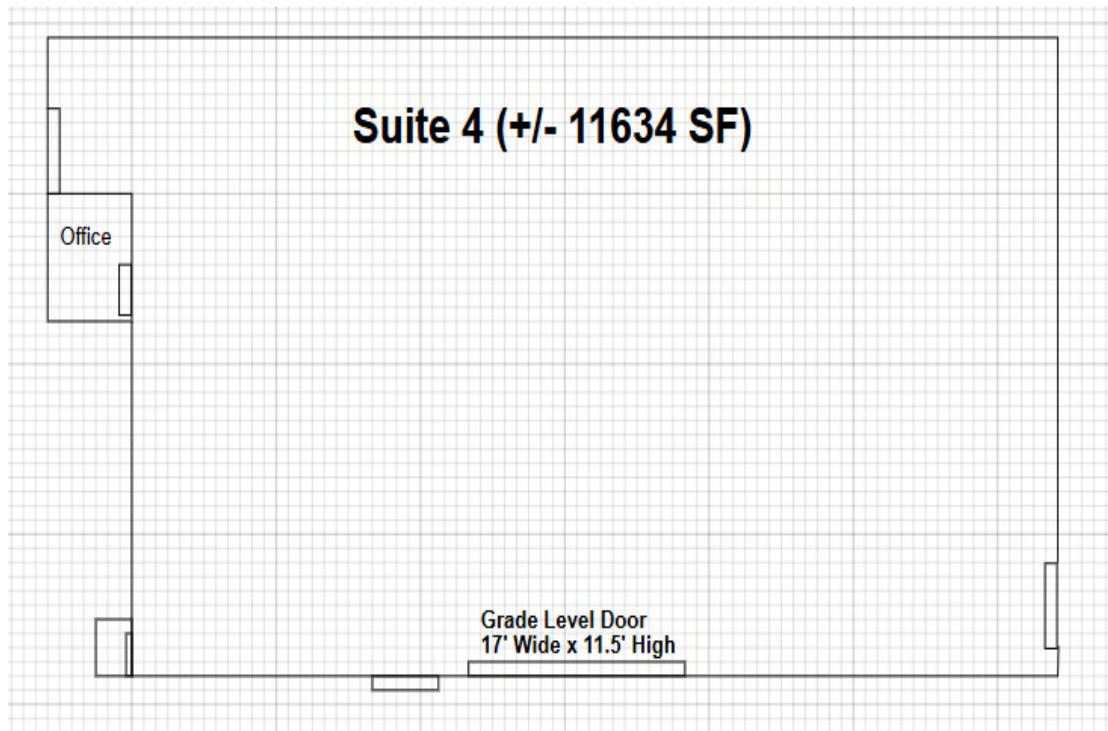
SUITE HIGHLIGHTS:

- 4,435 +/- SF Total
- 3,985 +/- SF Open Shop Space
- 450 +/- SF Office/ Retail Area & Two bathrooms
- 17 1/2' 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

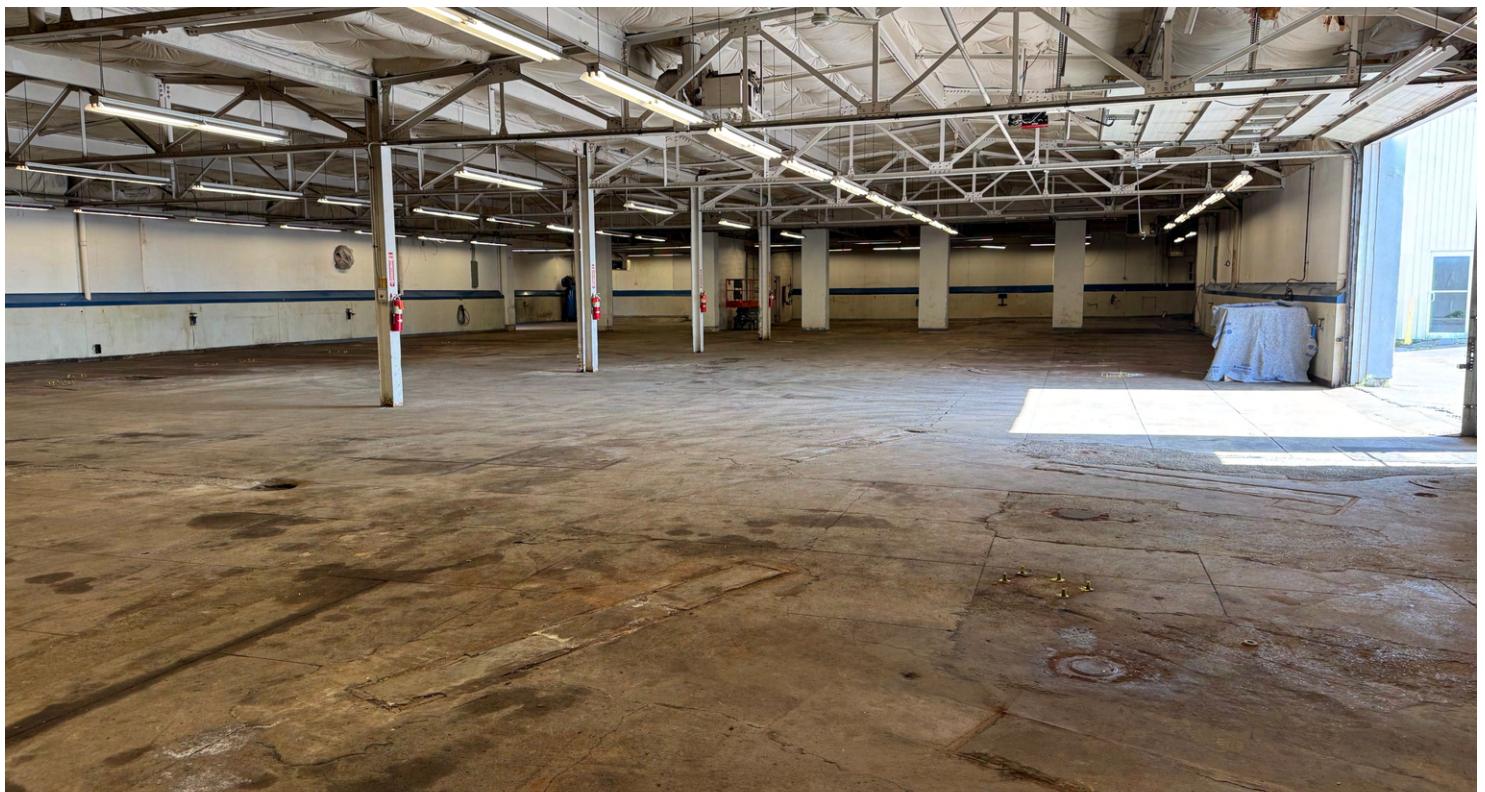
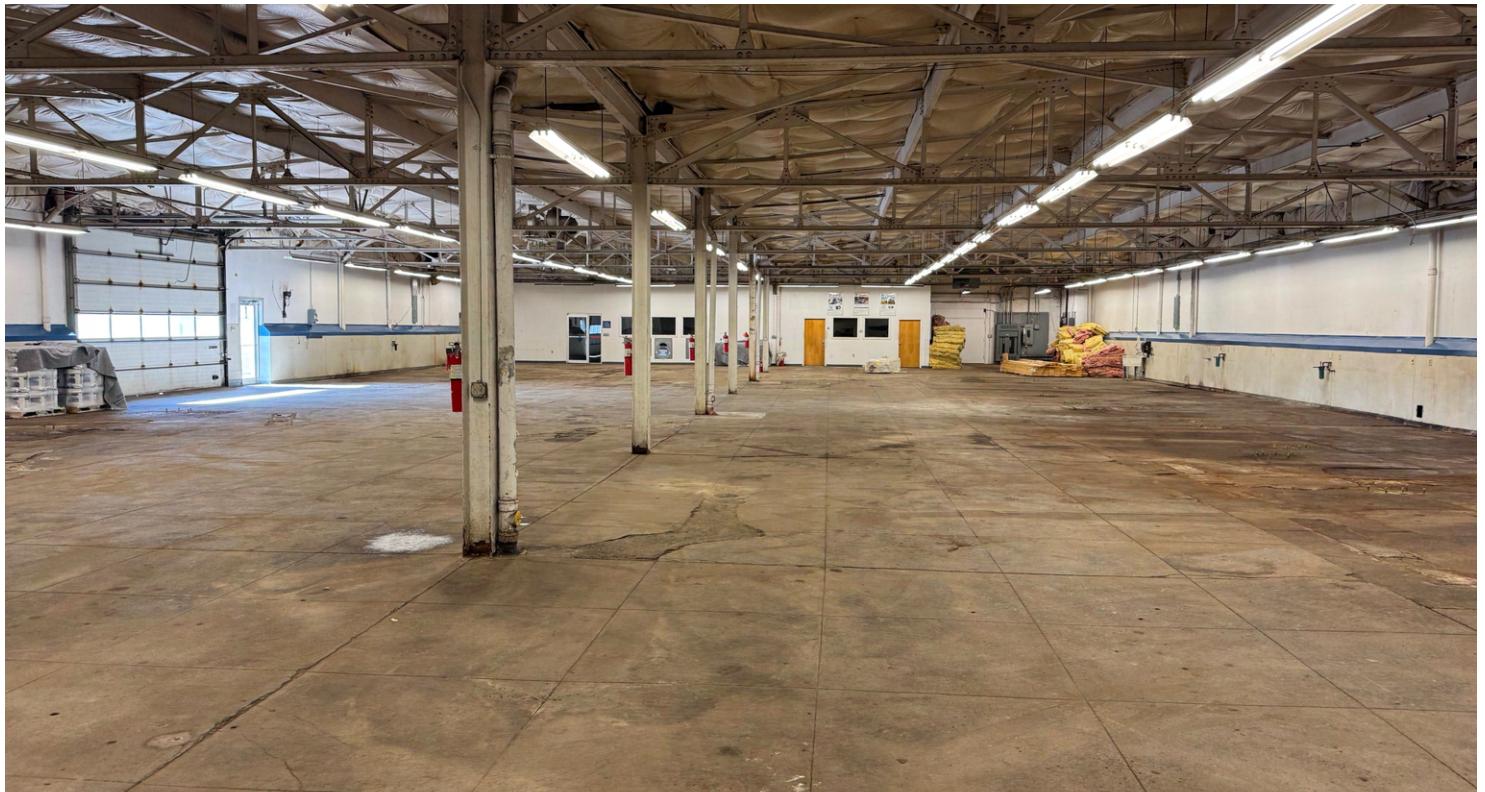


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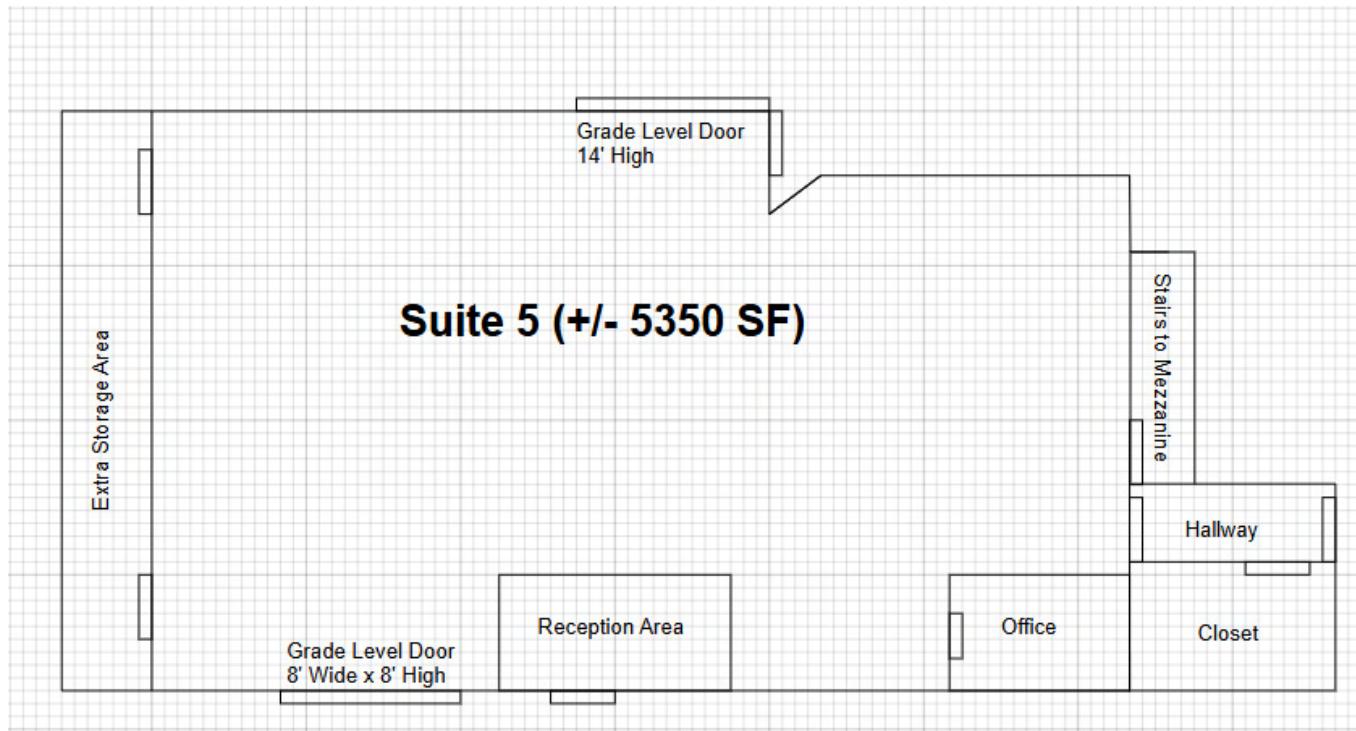
SUITE HIGHLIGHTS:

- 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



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



Suite 5 Mezzanine



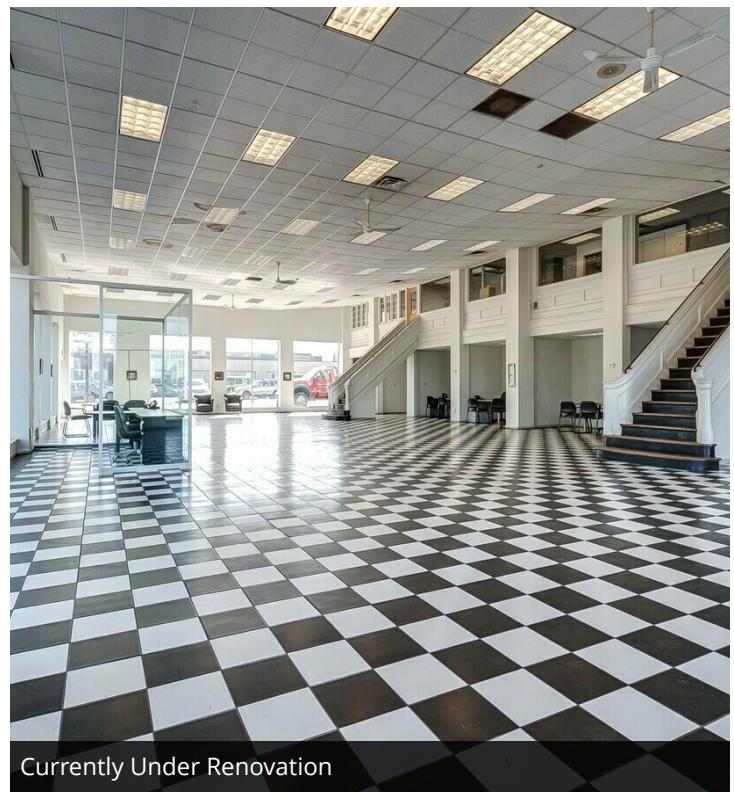
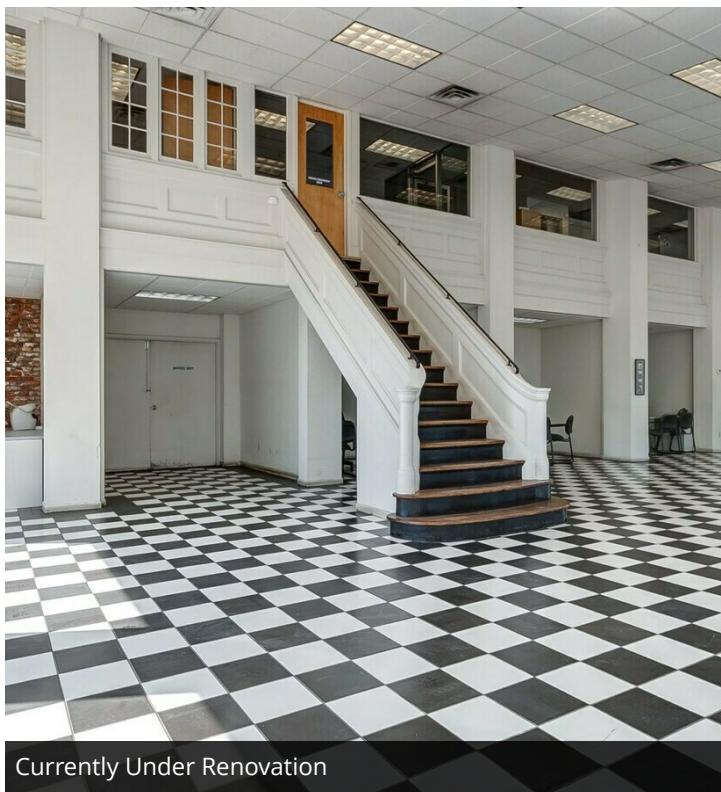
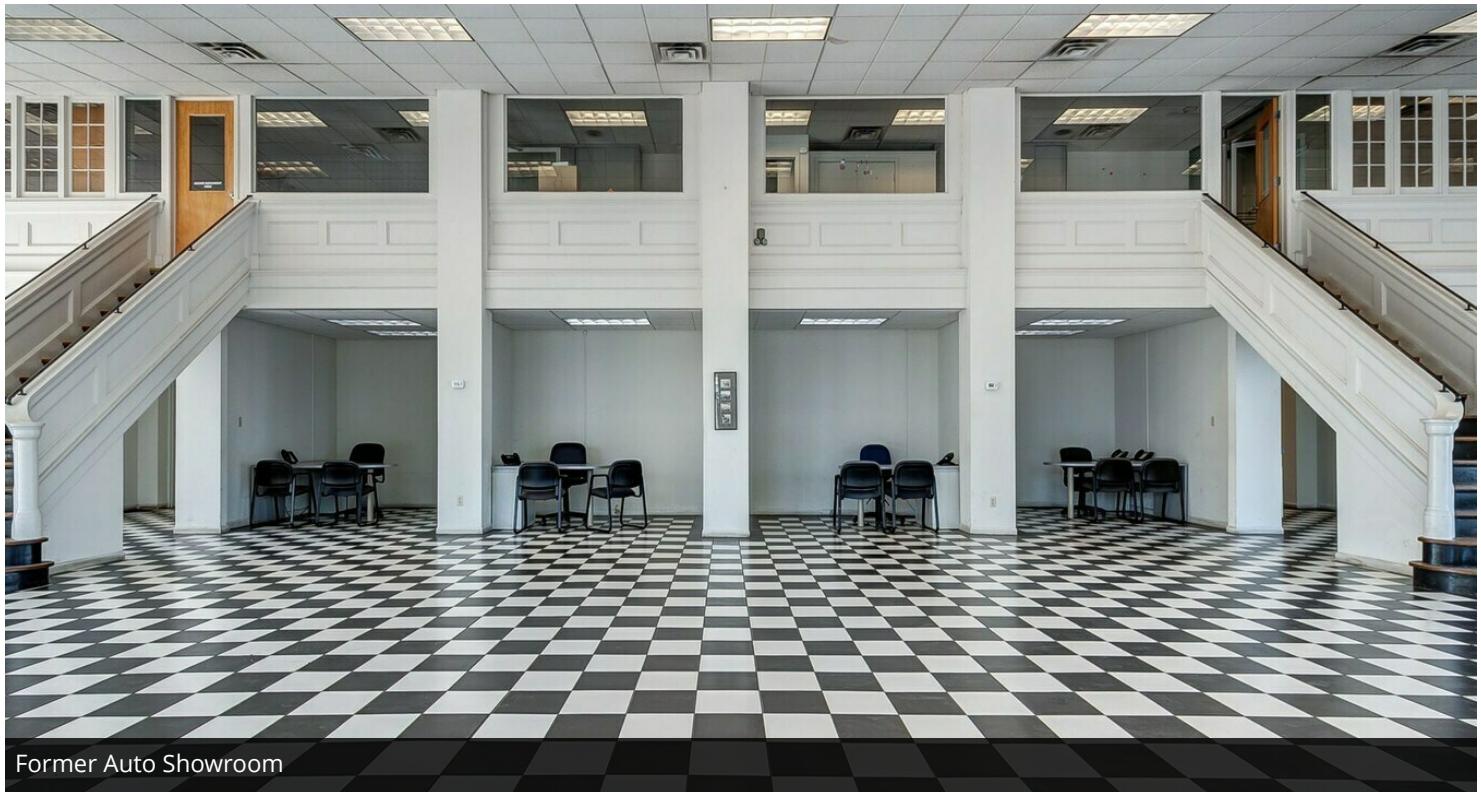
Former Showroom & Offices



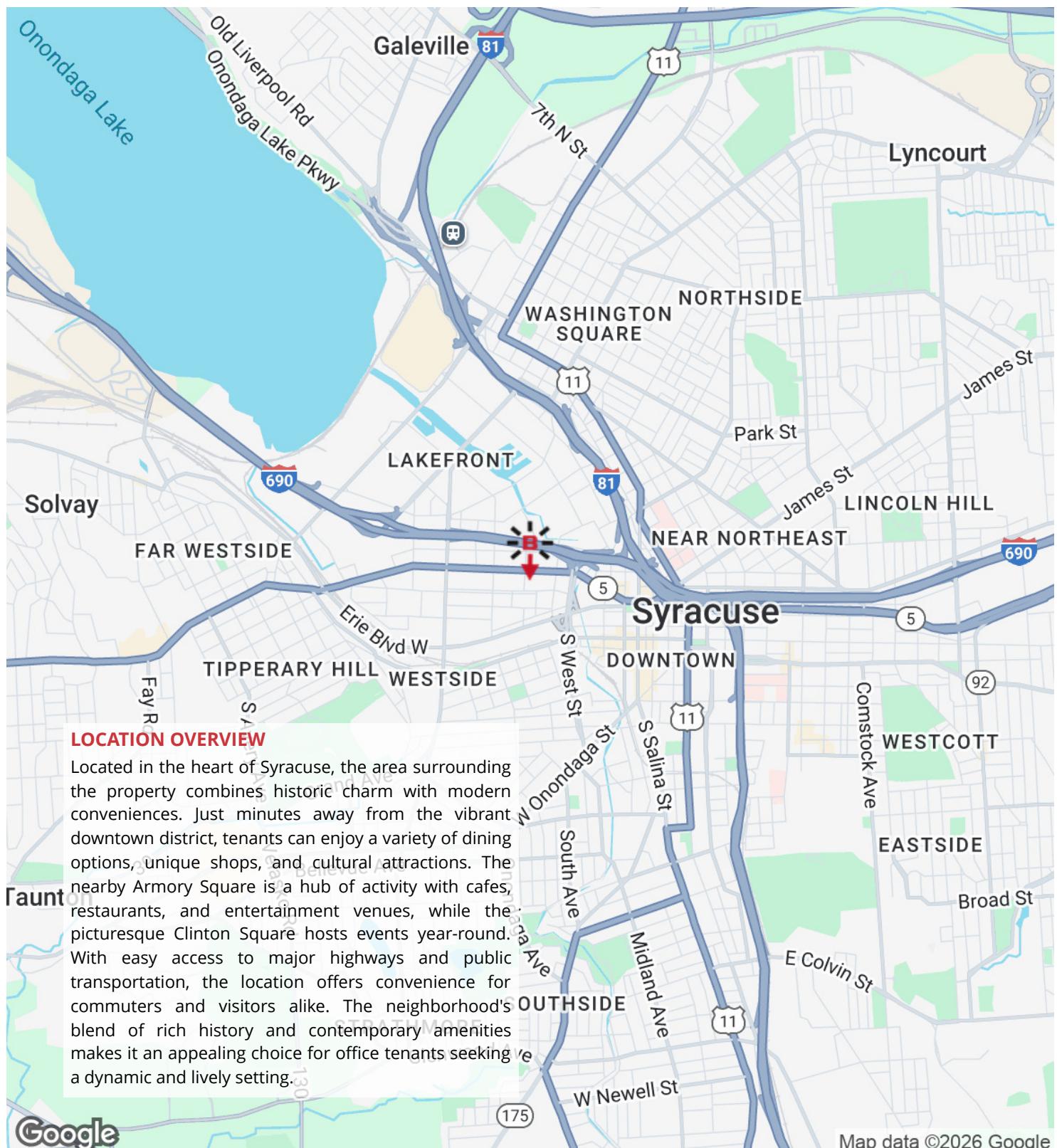
SUITE HIGHLIGHTS:

- 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

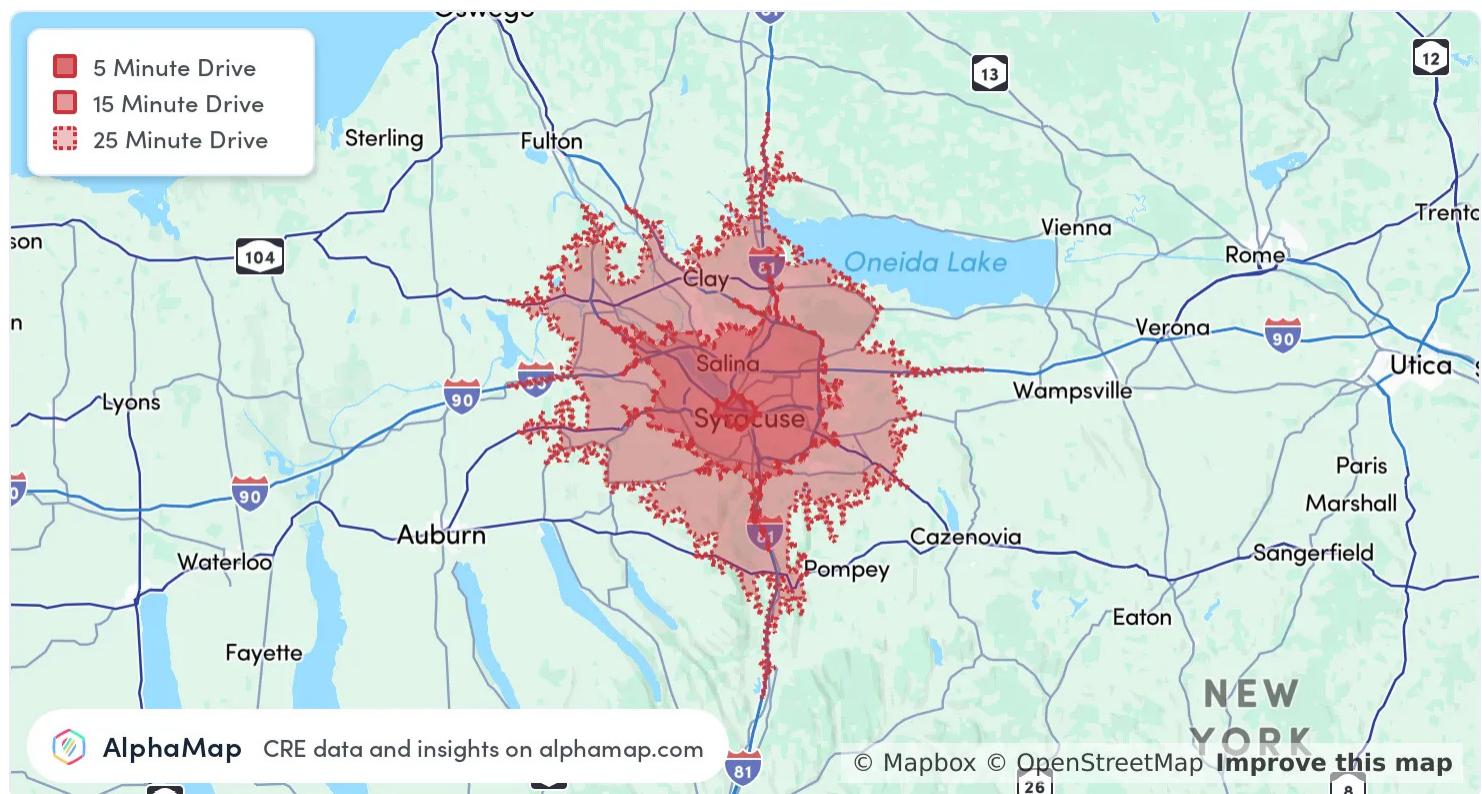
Suite 6 Photos



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