

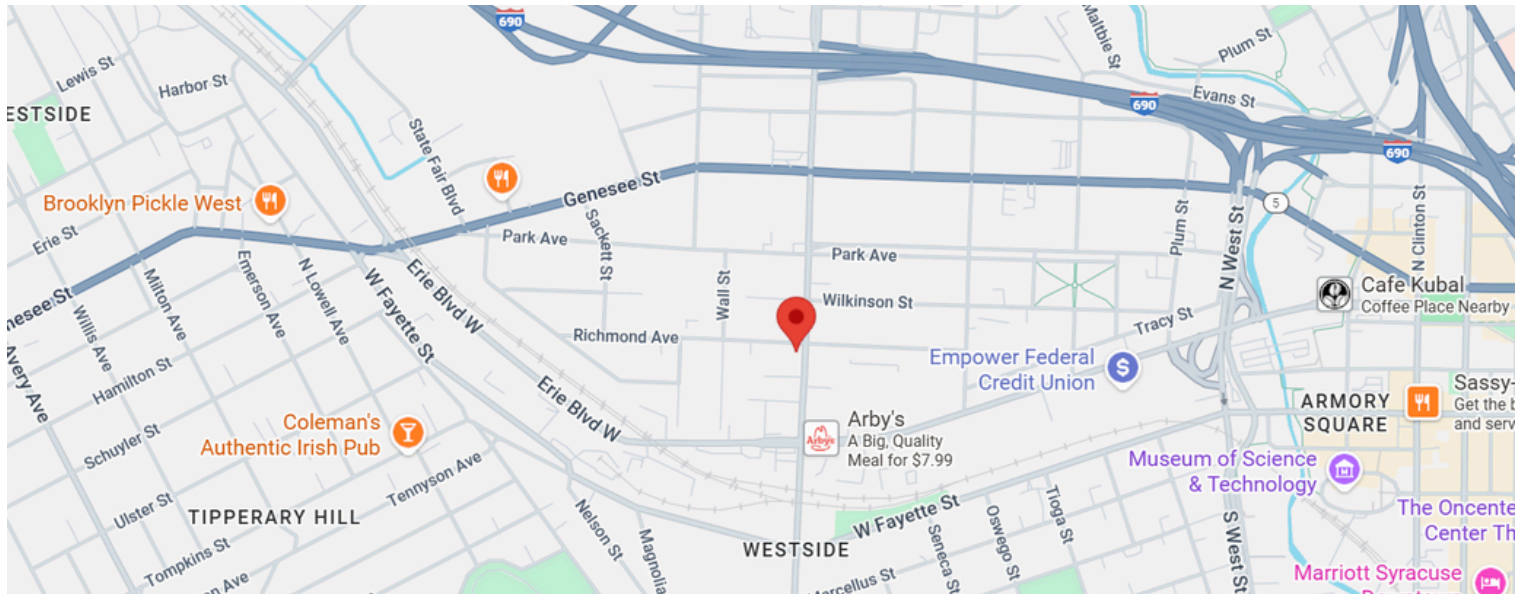
# MIXED USE BUILDING FOR SALE

139 N. GEDDES STREET, SYRACUSE, NY 13204

\$600,000

ACROPOLIS REALTY  
GROUP

ACROPOLIS REALTY GROUP, LLC  
115 E JEFFERSON STREET, SUITE 300  
SYRACUSE, NY 13202  
WWW.ACROPOLISREALTYGROUP.COM



UNLOCK THE POTENTIAL OF THIS MIXED-USE GEM FEATURING 7 APARTMENTS AND 2 STOREFRONTS IN A THRIVING, HIGH-TRAFFIC AREA. WITH STRONG RENTAL INCOME, GREAT FOOT TRAFFIC, AND LONG-TERM UPSIDE, THIS IS A RARE CHANCE TO OWN A TURNKEY PROPERTY WITH BOTH RESIDENTIAL AND COMMERCIAL APPEAL. IDEAL FOR INVESTORS SEEKING STEADY CASH FLOW AND FUTURE APPRECIATION.



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## RENT ROLL

2 Bedroom Apartment	\$1,000
2 Bedroom Apartment	\$1,000
1 Bedroom Apartment	\$750
1 Bedroom Apartment	\$750
1 Bedroom Apartment	\$750
1 Bedroom Apartment	\$750
1 Bedroom Apartment	\$750
1 Bedroom Apartment	\$750
Storefront Space	VACANT (was renting at \$1,500)
Storefront Space	VACANT (was renting at \$1,500)
<b>Current monthly rental income</b>	<b>\$5,750</b>



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## HIGHLIGHTS

- APARTMENTS ARE FULLY RENTED ON MONTH TO MONTH BASIS
- POTENTIAL TO INCREASE MONTHLY INCOME BY FILLING VACANT STOREFRONT SPACES
- SEPARATE UTILITIES
- MINUTES AWAY FROM DOWNTOWN SYRACUSE & TIPPERARY HILL
- READY FOR RENOVATION TO INCREASE VALUE & RENTAL INCOME



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