



New Listing

MLS#: **S1570099** **Commercial/Industrial** List Price: **\$200,000**
2229 Brewerton Rd Acres: **0.17**
County: **Onondaga** Zip: **13211** Cross St: **Matty Avenue**
Town/City: **Salina** Pstl City: **Syracuse**
Area #: **Salina-314889**

Subdivision: **Kirsch** Lot Front: **50**
TxMap#: **314889-055-000-0006-010-000-0000** Lot Depth: **150**
City Nghbrhd: Lot Shape: **Rectangular**
School Dist: **North Syracuse** Lot #: **10**
High School: Gr SqFt: **2,688**
Middle School: Trans Type: **Sell**
Elem School: Year Built: **1975**
Photo: **43**

General Information

| | | |
|---|-----------------------|--------------|
| Category: Commercial | Tot Units: | Office SqFt: |
| Sale Incl: Land and Building | # Stories: 2.0 | Manuf SqFt: |
| Type Bldg: | # Bldgs: 1 | Res SqFt: |
| Bus Name: | Franchise: No | Retail SqFt: |
| Bus Type: | Avail Prkg: 18 | Leased SqFt: |
| Elec Svc: | Mx Ceil Hgt: | Whrse SqFt: |
| Prop Use: | Mx OH Dr: | Vacant SqFt: |
| Location: Business District, Other - See Remarks | On Wtrfrt: No | |
| Floor: Other - See Remarks | Name: | |
| Parking: 18/On Site, Surfaced | Basement: Full | |
| Zoning: COM 1 | Loading: | |
| Water Related Features: | | |

Public Remarks: **Prime location in the heart of Mattydale makes 2229 Brewerton Rd the PERFECT opportunity! Maximum exposure with over 20,000 cars passing daily! This 1,500+ SQFT building once housed a salon & barbershop! The first floor has hardwoods throughout & a kitchen setup for your employees! With two separate entrances the potential is endless! The second story offers a blank canvas for an apartment or office space with several rooms & full bath! Development continues to grow in Mattydale & here's your chance before the boom! Make an appointment today & take advantage of this GREAT opportunity!**

Unbranded VT: [Click Here](#)

Aerial Drone Video:

Virtual Tour 3D:

Directions:

Lease Information

Utilities Information

| | |
|--|--|
| HVAC Type: AC-Central, Forced Air | Sewer/Water: Public Sewer Connected, Public Water Connected |
| Heating Fuel: Gas | Boiler Type: |
| Type of Well: None | Well Location: |
| | Energy Eqpt: None |

Additional Information

| | |
|--|----------------------|
| Living Qrtrs: Yes/Apartment | Construction: |
| Available Docs: Other - See Remarks | Roof: Asphalt |
| Bldg Misc: | |
| Public Trans: | |
| Total # Residential Units: 1 | |
| Studio: | Docks: |
| 1 Bed: | Rooms: |
| 2 Bed: | Trk Bays: |
| 3 Bed: | Employees: |
| | Yrs Estb: |
| | Seat Cap: |
| | Accessibility: |
| | Seller Desires: |

Financial Information

| | | |
|--|-----------------------------|-------------------------------|
| Possible Fin: Cash, Commercial Loan | Type of Sale: Normal | Town/Cnty Tax: \$2,080 |
| 1st Mtg Bal: \$0 | Equity: \$200,000 | City/Vil Tax: \$0 |
| 2nd Mrt Bal: \$0 | Tax Info: | School Tax: \$3,153 |
| Assess Val: \$135,000 | Annl Spc Assess: \$0 | Total Taxes: \$5,233 |
| Gross Annl Inc: | Net Op Income: | |
| Annl Op Exp: | | |
| Inc/Exp Info: None | | |
| Op Exp Incl: Other - See Remarks | | |
| Closed Date: | Sale Price: | DOM: 3 |

James Gamble
NY Licensed Assoc. R.E. Broker

MLS#: **S1570099**
Coldwell Banker Prime Prop, Inc
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