

INVESTMENT OPPORTUNITY FOR SALE



\$749,000

7.7% Cap \$129.50psf

**170 Intrepid Lane
Syracuse, NY. 13205**



PAPYRUS
REAL ESTATE SOLUTIONS

Scott Dumas

LICENSED REAL ESTATE BROKER

315.877.5113

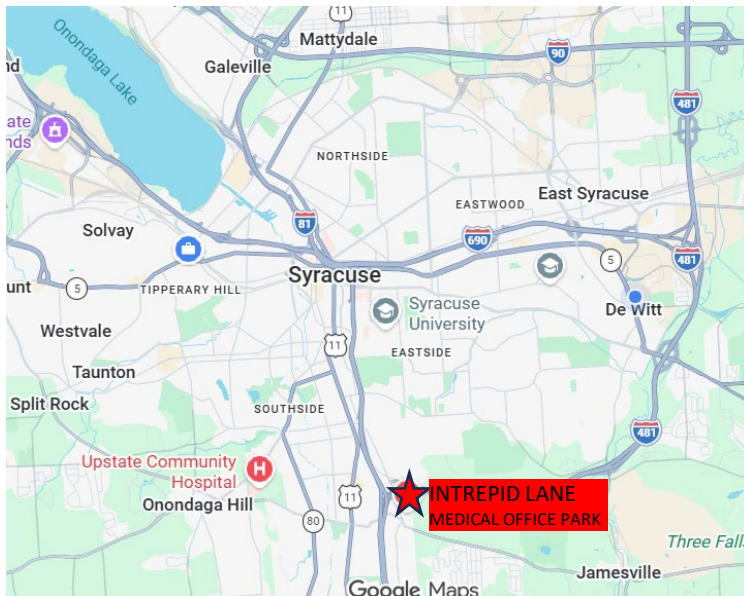
ScottDumas107@gmail.com

PAPYRUS REAL ESTATE SOLUTIONS, LLC
1970 West Fayette Street
Syracuse, NY 13204

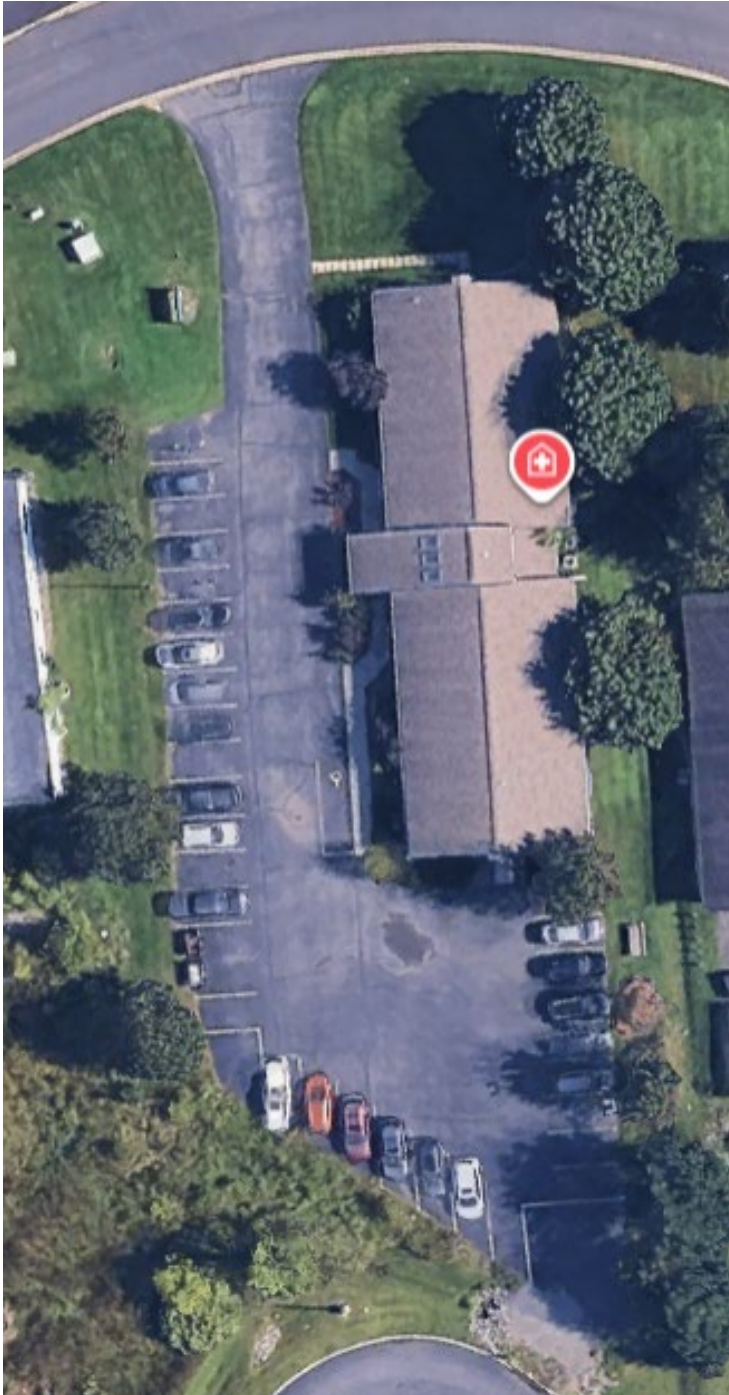
- Prominent medical park within the city of Syracuse.
- Close proximity to other medical and highways.
- 0.82 Acre Commercially Zoned.
- 5,784 SF One story Building constructed in 1992.
- Two tenant box with 33 shared parking spaces.
- 200AMP Elec, gas, municipal water & sewer.

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- Well maintained facilities with recent upgrades to, paint, HVAC & lot regularly sealed & striped(also sched Q3-2026).
- Central air w/gas heat & gas H/W.
- 2026 Tentative Assessed FMV \$702,115
- Tenancy:
 - 100% Occupied.
 - Current Tenancy includes Chiropractor & Cardiologist.
 - Both 10-yr leases with 5&7 yrs remaining.
 - \$17.50 psf average of current rents.
 - Both Modified Gross plus Utilities(no base).
 - Tenants separately metered.



INVESTMENT OPPORTUNITY FOR SALE



- ▼ Natural Resources
- Floodplains
- Parks
- Soils
- NYSDEC Informational Wetlands
- Federal Wetlands
- ▶ County Maintained Wastewater Infrastructure

NO NEARBY DOCUMENTED FLOODPLAINS OR WETLANDS.