



The Atrium  
2 Clinton Square, Suite 120  
Syracuse, New York 13202  
Phone: (315) 472-2020  
Fax: (315) 472-8774

## BUILDING FOR SALE

ADDRESS: 231-251 CORTLAND AVENUE  
SYRACUSE, NEW YORK 13202

TOTAL SF: 18,338 +/-

SALE PRICE: \$990,000.00

ACRES: 2.7 +/- ACRES

PARKING: 40 +

CONSTRUCTION: MASONRY BLOCK AND STEEL, TAR &  
GRAVEL ROOF (PLUS 25 YEARS OLD)

UTILITIES: NATURAL GAS, ELECTRIC (UNKNOWN  
AMP, 480 VOLT, 3 PHASE), PUBLIC  
WATER & SEWER

ZONING: INDUSTRIAL – CITY OF SYRACUSE

AGE: 1954

DOORS: TWO (2) DRIVE IN  
ONE (1) DOCK (INTERIOR RAMP)

CEILING HGT: 10' – 15'

HEAT: HVAC & GAS SPACE HEATERS

SPINKLERED: NO

CURRENT TAXES: PARCEL # 094.-21-08.0

\$ 9,493.38 – 2024/25 SCHOOL TAX

\$ 2,695.59 – 2024 COUNTY/TOWN TAX

\$12,188.97

\$440,000 - TOTAL ASSESSMENT

\$704,000 - FULL MARKET VALUE

OTHER: CBD DISTRICT SYRACUSE  
NEAR BYRNE DAIRY, JMA WIRELESS  
& CENTRO BUS STATION

**The above information furnished for this property was obtained from sources deemed reliable but warranty or representation is made to the accuracy thereof and the property is subject to prior sale or withdrawal.**