

**FOR SALE: 320 - 324 Pearl Street, Syracuse, NY 13203**

## Historic Rehabilitation Project for Apartment Conversion

**\$1,200,000.00**



### Former Knise & Krick Buildings:

Includes 3-story building PLUS lot/building across the street! (3 parcels in total)

**1** 320-324 PEARL ST & HICKORY ST:

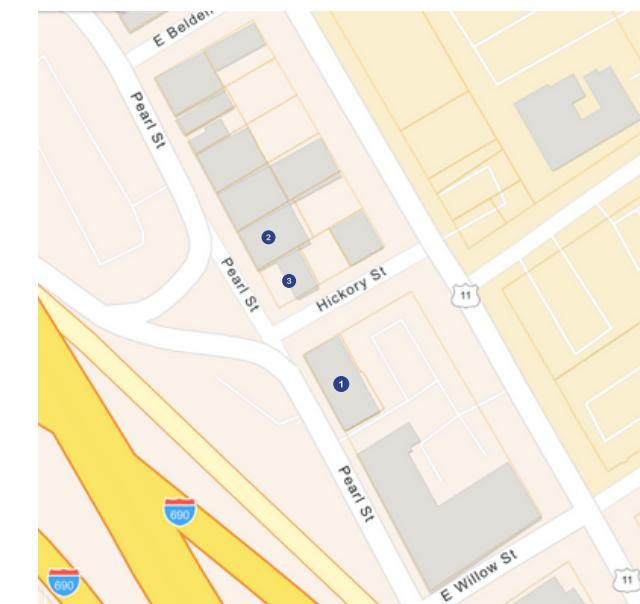
- Former Knise & Krick Building
- ~17,160 SF Building
- ~5,956 Lot SF

**2** 404 PEARL ST:

- ~4,455 SF Building
- ~4,458 Lot SF

**3** 400 PEARL ST & HICKORY ST:

- ~1,620 SF Building
- ~3,246 Lot SF



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# FOR SALE: 320 - 324 Pearl Street



View Looking West



View Looking North



View Looking South



Main Building



Potential Parking Area



Wood & Beam



Interior Space



Freight & Loading

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The Downtown Syracuse renaissance continues! In the past decade, **\$869 million in capital improvements were completed** – ranging from residential and commercial projects to hospitality, infrastructure, and public art.

Investors, businesses, and residents are taking notice. Downtown's development pipeline includes more than **\$265 million in additional projects**. In 2023 alone, 16 projects totaling **\$190 million** will create 269 new housing units, bring more than 500 new employees downtown, and enhance arts and cultural facilities and infrastructure in the central business district.

For more information on downtown Syracuse market research, real estate, and trends, please email Heather Schroeder, Deputy Director and Director of Economic Development, at [hschroeder@downtownsyracuse.com](mailto:hschroeder@downtownsyracuse.com) or call (315) 470-1958.



Updated March 2023.

[\*\*LINK: 2023 Downtown Syracuse Development Forecast\*\*](#)

[\*\*LINK: 2023 Downtown Syracuse Research Reports\*\*](#)



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## New City MX-4 Zoning!

[Click Here to See New Zoning Guidelines](#)



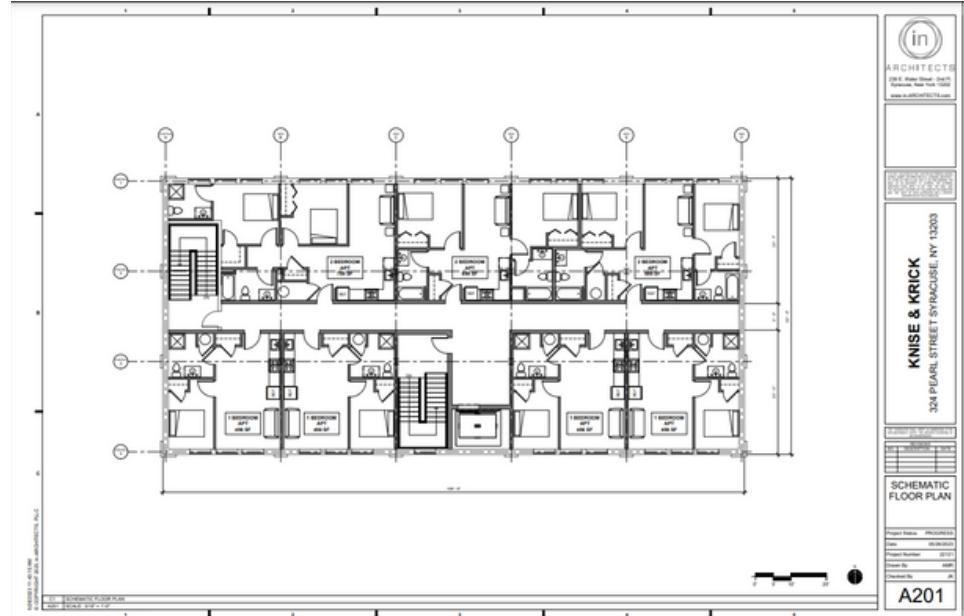
### Historic Tax Credits Available for Redevelopment Funding!

*Under Syracuse's Citywide ReZone Program, new guidelines provide for multiple uses including:*

- Apartment Conversion - up to 8 stories!
- Educational Facilities
- Healthcare Facilities
- Daycare
- Food & Beverage / Entertainment
- Hotel / Motel
- Office & Professional Services
- Retail Sales

### Potential Apartment Floor Plan:

[Click to download PDF](#)

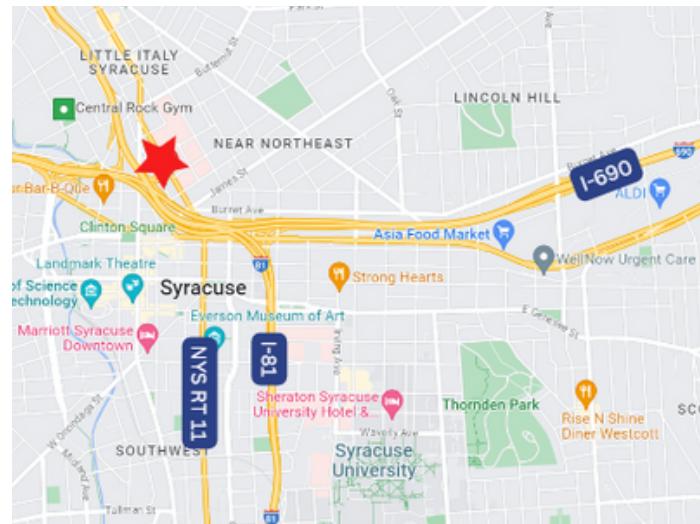


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## Syracuse, New York:

- Syracuse is the 5th largest city in New York State.
- #3 most secure large metropolitan area in the nation.
- 144 hotels and other accommodations.
- #17 greenest city in America.
- #1 in snowfall for metropolitan areas in the nation.
- 662,000 residents in the greater Syracuse metropolitan area.
- Forbes named Syracuse "One of America's Best Places for Business".

[Source](#)



## Downtown Syracuse Statistics:



**82**

Blocks



**8**

Downtown Neighborhoods



**1975**

Year the Downtown Committee of Syracuse was founded



**662,057**

Syracuse Metro Area Population



**18,229**

Downtown Parking Spaces



**99%**

Residential occupancy rate in Downtown Syracuse



**108%**

Growth in Downtown population in the last 10 years



**4,377**

Downtown Residents as of Fall 2022



**2,736**

Completed housing units



**498**

Apartments under construction or in the pipeline



**15%**

Anticipated growth in Downtown residents, 2022-2023



**65.1%**

Residents under age 35



**53.8%**

Residents have a Bachelor's degree (or higher!)



**\$1,384**

Average Rent for a One-Bedroom Apartment



**\$1,794**

Average Rent for a Two-Bedroom Apartment

[Source](#)