

# MULTI-TENANT INVESTMENT

223 Pulaski Street, Syracuse, NY 13204



## PROPERTY DESCRIPTION

Introducing a prime investment opportunity at 223 Pulaski Street, Syracuse, NY, 13204. This highly visible 11,858 SF multi-tenant building is situated on a 2.1+/- acre parcel between two corners, one is signalized. With 100% occupancy and a long-term tenant in place, this property offers stability and potential for immediate returns. The 16' ceiling height, two drive-in doors, fenced yard, and upstairs offices cater to various business needs, making it a versatile and sought-after asset. Don't miss out on this rare chance to secure a strong investment in the Syracuse area.

## PROPERTY HIGHLIGHTS

- 11,858+/- SF building
- 2.1+/- acre parcel
- Signalized Corner Location
- 16' ceiling height
- One 14' x 14' drive-in door
- One 10' x 14' drive-in door
- Fenced yard
- Upstairs Offices
- Multi-tenant building

## OFFERING SUMMARY

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	51,123	95,885	157,825
Total Population	124,465	231,335	378,589
Average HH Income	\$65,738	\$75,387	\$91,686

Sale Price:	\$1,800,000
Lot Size:	2.1 Acres
Building Size:	11,858 SF
NOI:	\$96,056.00

**TOM LISCHAK, CCIM**

315.430.0443

tom@c21bridgeway.com

**CENTURY 21  
COMMERCIAL.**  
Bridgeway Realty

The information contained in this property summary is based, in part, upon information provided by the owner of the property. This property summary is not a representation or warranty of any kind by the property owner or by C21 Bridgeway Commercial Realty. This property summary is not a substitute for a physical inspection and investigation of the property. All prospective buyers are encouraged to perform their own physical inspection and investigation of the property and are encouraged to check public records pertaining to the property.

# WELL MAINTAINED PROPERTY

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# FINANCIAL SUMMARY

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INVESTMENT OVERVIEW		FINANCIAL ANALYSIS	
Price		\$1,800,000	
Price per SF		\$152	
CAP Rate		5.34%	
Total Return (yr 1)		\$96,056	
OPERATING DATA		FINANCIAL ANALYSIS	
Gross Scheduled Income		\$114,356	
Operating Expenses		\$18,300	
Net Operating Income		\$96,056	

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RENT ROLL

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SUITE	TENANT NAME	ANNUAL RENT
587 Bear St.	Schindler Elevator Corporation	\$67,980
223 Pulaski St.	Universal Sales	\$23,466
223 Pulaski Street	Handle Bars & Cars	\$10,910
Storage Yard	Partner	\$12,000
TOTALS		\$114,356
AVERAGES		\$28,589

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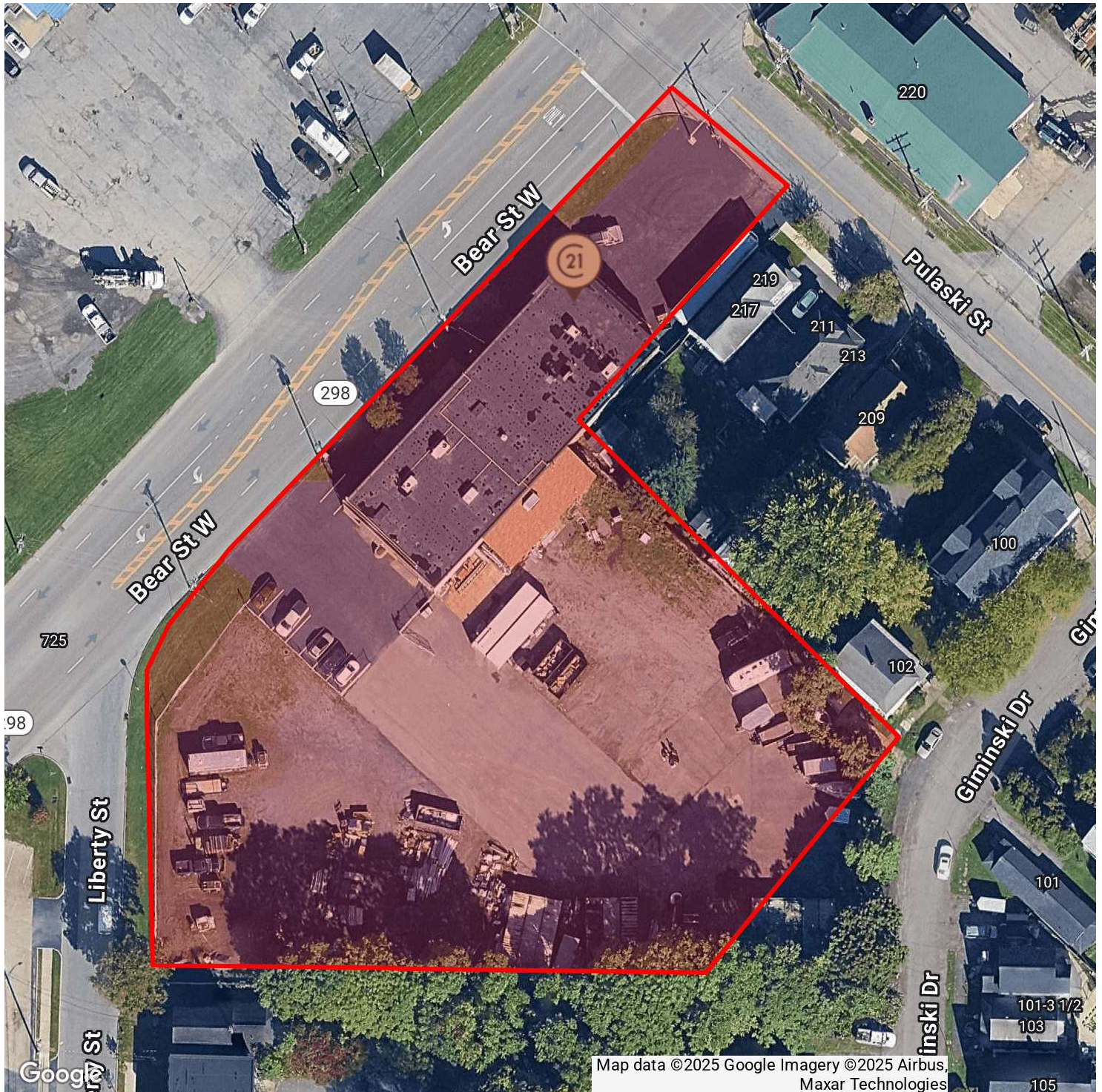


AERIAL MAP



## 2.1+/- ACRE PARCEL

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# LOCATION AERIAL

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## NEIGHBORING BUSINESSES

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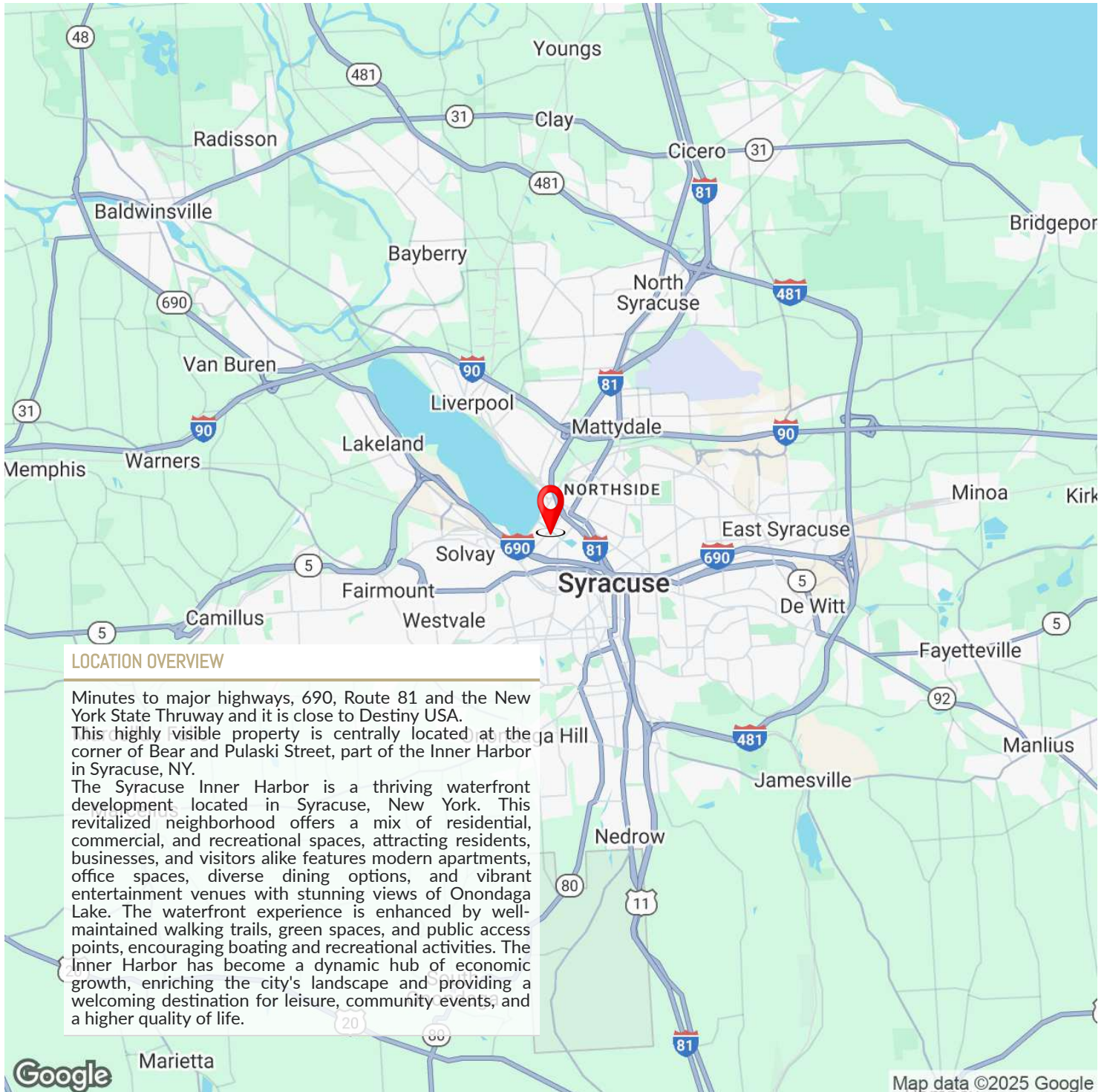
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## CENTRALLY LOCATED

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## LOCATION OVERVIEW

Minutes to major highways, 690, Route 81 and the New York State Thruway and it is close to Destiny USA.

This highly visible property is centrally located at the corner of Bear and Pulaski Street, part of the Inner Harbor in Syracuse, NY.

The Syracuse Inner Harbor is a thriving waterfront development located in Syracuse, New York. This revitalized neighborhood offers a mix of residential, commercial, and recreational spaces, attracting residents, businesses, and visitors alike features modern apartments, office spaces, diverse dining options, and vibrant entertainment venues with stunning views of Onondaga Lake. The waterfront experience is enhanced by well-maintained walking trails, green spaces, and public access points, encouraging boating and recreational activities. The Inner Harbor has become a dynamic hub of economic growth, enriching the city's landscape and providing a welcoming destination for leisure, community events, and a higher quality of life.

Google

Marietta

Map data ©2025 Google

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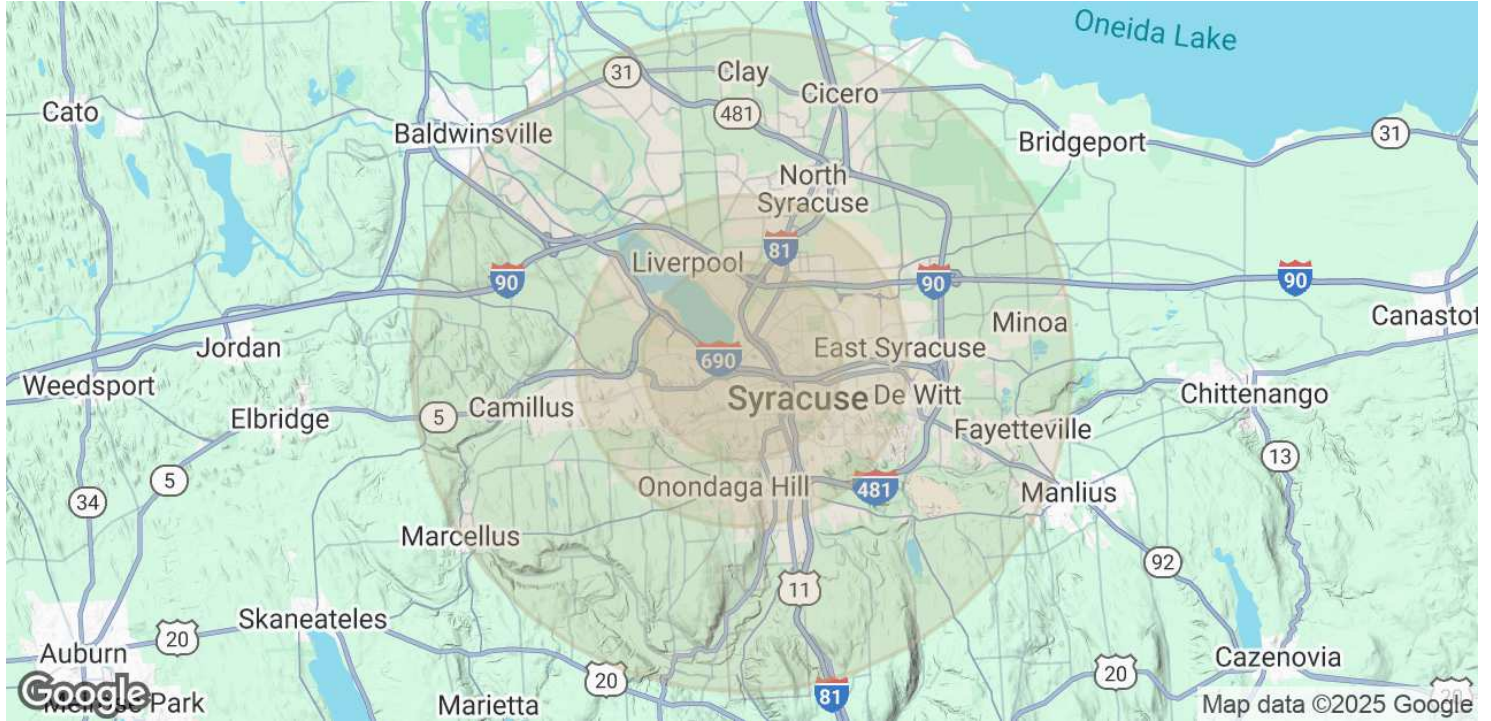
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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	124,465	231,335	378,589
Average Age	37	39	41
Average Age (Male)	36	38	39
Average Age (Female)	38	40	42
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	51,123	95,885	157,825
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$65,738	\$75,387	\$91,686
Average House Value	\$185,229	\$196,881	\$223,686

Demographics data derived from AlphaMap

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