

AVAILABLE FOR SALE OR LEASE

7453 Morgan Road
Liverpool, NY. 13205

7,500 Sq Available of a 10,000 SF Available Medical Office Building



Property Details:

- 10,000 SF on a 1.47 acre Commercially Zoned
- Medical Office building.
- Immediately available is 5,000 facing Morgan Road with an addtl. 2,500 SqFt avail within 60 days and the final 2,500 SF available May 2027.
- 60 Shared parking spaces with adjacent Tenants(IT company & 1 doctor dental practice).
- With a lease, Landlord improvements to include carpet tile, paint, ceiling & lighting upgrades.
- Existing 5,000 SF design includes 4 offices, 3 large open spaces, 4 restrooms & 2 kitchenettes.
- Front signage on main building facing Morgan Road.
- Rent is Modified Gross plus Utilities.



A Subsidiary of Smartcore Consulting, LLC.
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5015 Campuswood Drive – Suite 101 - East Syracuse, NY 13057

315-877-5113 Mobile | 315-634-5033 Office | ScottDumas107@gmail.com

Lease \$16.50 PSF Plus Utilities
Sale Price \$1.1 Million.

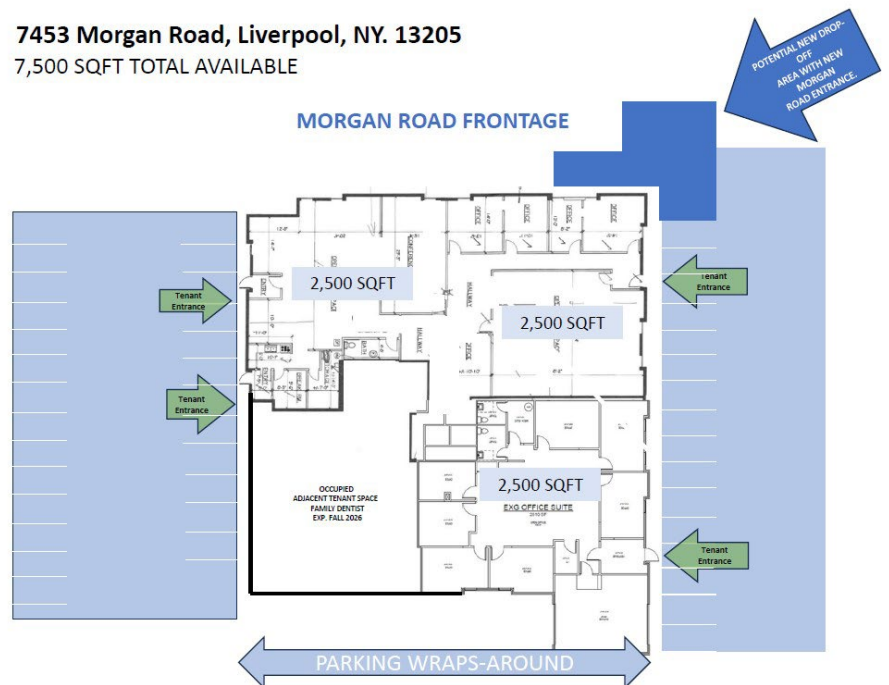
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7453 Morgan Road, Liverpool, NY. 13205
7,500 SQFT TOTAL AVAILABLE



MB Mike
Barney
Management
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