

FOR SALE

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

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

OFFERING SUMMARY

Sale Price:	\$1,800,000
Lot Size:	2.1 Acres
Building Size:	11,858 SF
NOI:	\$106,196.00
Cap Rate:	5.9%

TOM LISCHAK, CCIM

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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 Bridgeway Commercial Realty, LLC. 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 due diligence and investigation of the property and are encouraged to check public records pertaining to the property.

BUILDING PHOTOS

WELL MAINTAINED PROPERTY

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FINANCIAL SUMMARY

223 Pulaski Street, Syracuse, NY 13204

INVESTMENT OVERVIEW

FINANCIAL ANALYSIS

Price	\$1,800,000
Price per SF	\$152
CAP Rate	5.90%
Total Return (yr 1)	\$106,196

OPERATING DATA

FINANCIAL ANALYSIS

Gross Scheduled Income	\$124,496
Operating Expenses	\$18,300
Net Operating Income	\$106,196

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INCOME

RENT ROLL

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SUITE	TENANT NAME	PRICE / SF / YEAR	ANNUAL RENT	LEASE START	LEASE END
587 Bear St.	Schindler Elevator Corporation	\$9.71	\$72,120	9/01/2012	8.31/2028
223 Pulaski St.	Universal Sales	\$6.18	\$23,466	-	2028
223 Pulaski Street	Handle Bars & Cars	\$10.91	\$10,910	-	2028
Storage Yard	Partner/Seller	-	\$18,000	-	2030
TOTALS		\$26.80	\$124,496		
AVERAGES		\$8.93	\$31,124		

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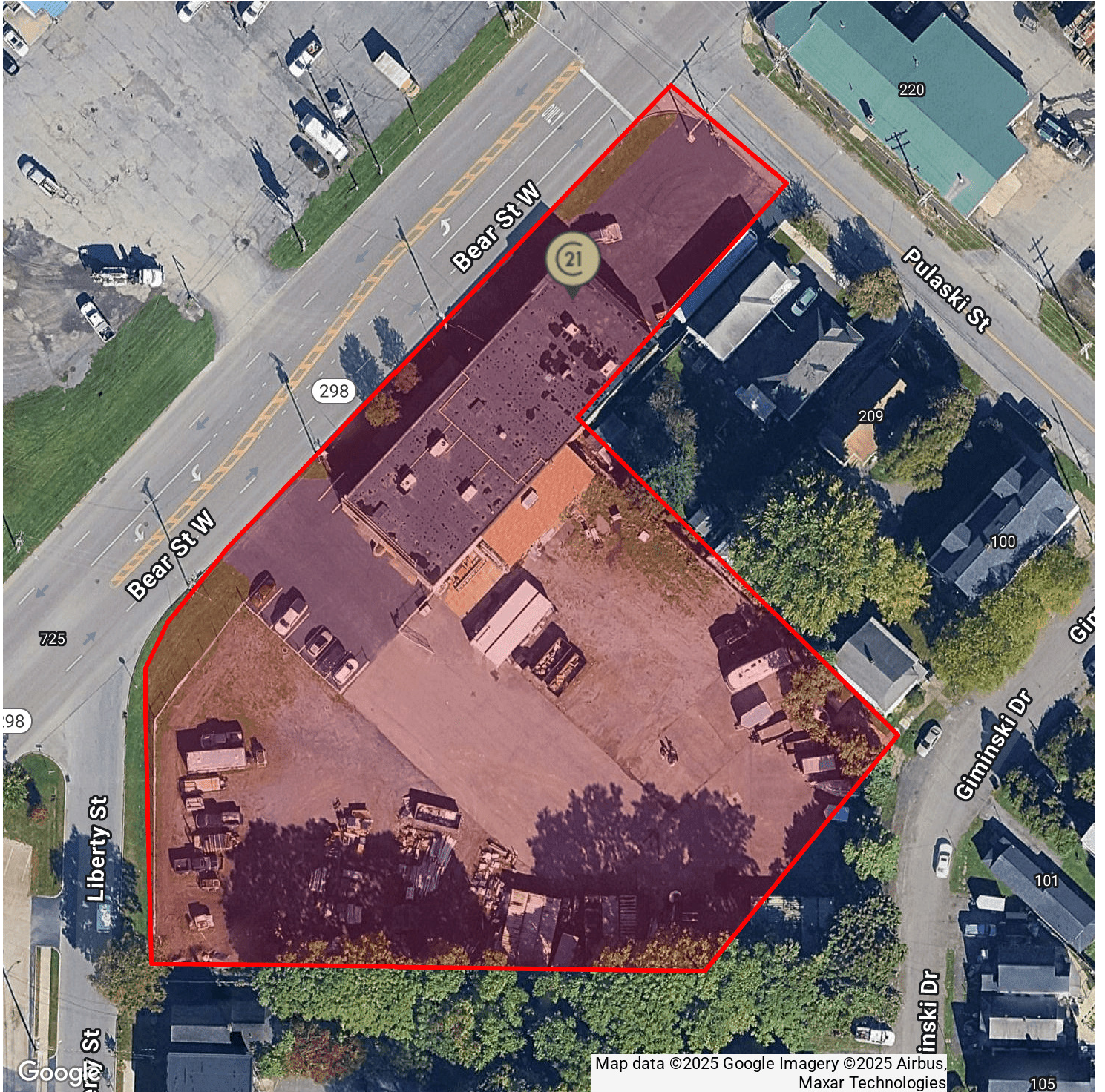
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2.1+/- ACRE PARCEL

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LOCATION AERIAL

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NEIGHBORING BUSINESSES

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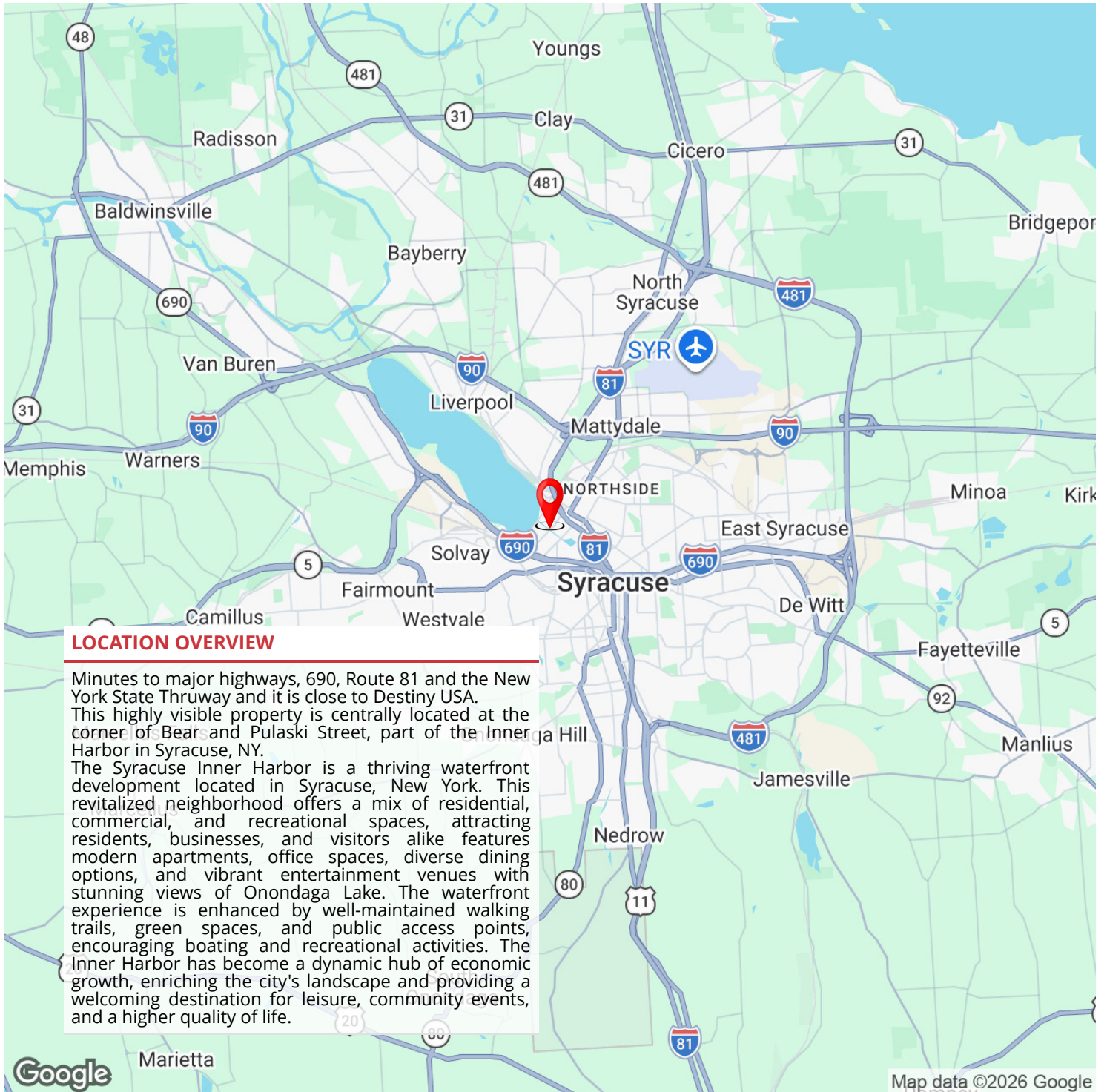
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CENTRALLY LOCATED

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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.

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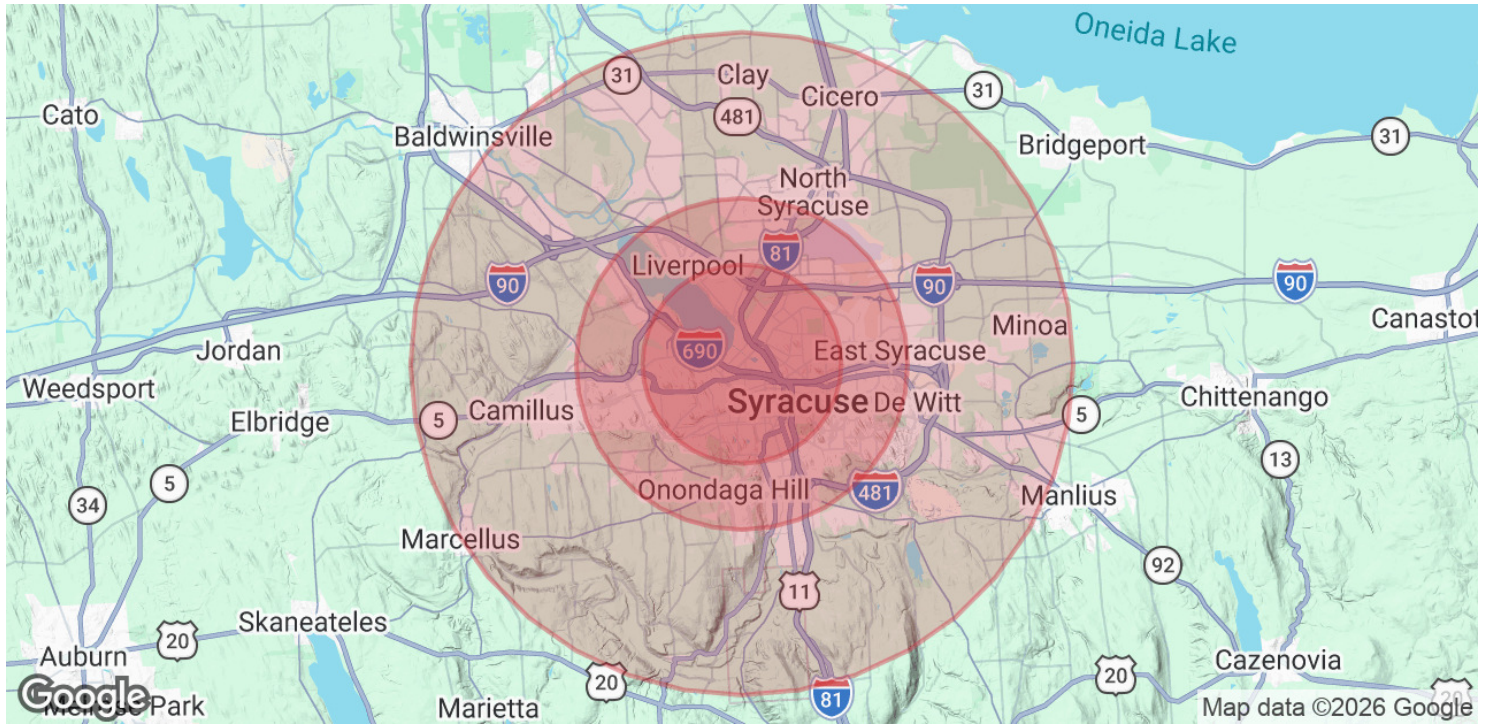
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MULTI-TENANT INVESTMENT

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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

2020 American Community Survey (ACS)

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