

THE SNOWDON

408 James Street
Syracuse, New York

AVAILABLE FOR SALE

EXCLUSIVE CONTACT:
DAVID M. CARNIE, CCIM
Associate Real Estate Broker
O: (315) 445 8503
M: (315) 679 7279
dcarnie@pyramidbrokerage.com

CUSHMAN & WAKEFIELD | PYRAMID BROKERAGE COMPANY
5845 Widewaters Parkway, Suite 200
East Syracuse, New York 13057
(315) 445 1030





As exclusive agent, Cushman & Wakefield | Pyramid Brokerage Company is pleased to announce the upcoming sale of The Snowdon. The property is a six-story, 175-unit apartment building comprised of a mix of traditional residential units and single room occupancy (SRO) units. The Snowdon is situated in the heart of Syracuse at 408-422 James Street, Syracuse, NY.

Long recognized for its historic character, and unbeatable location near downtown and proximity to major employers, universities, and major transit routes, The Snowdon represents a rare opportunity to acquire a well-positioned asset for investors seeking long-term value and a property with enduring appeal.

INVESTMENT HIGHLIGHTS

- The Syracuse MSA is undergoing a major economic transformation as Micron begins development of its historic \$100 billion semiconductor megafab campus, a project expected to become one of the largest chip-manufacturing sites in the United States and a long-term catalyst for jobs, infrastructure, and regional growth.
- Syracuse's economy is anchored by sectors such as higher education (Syracuse University and SUNY Upstate Medical University), healthcare (Upstate University Hospital, Crouse Hospital, and St. Joseph's Hospital), technology and advanced manufacturing (Lockheed Martin) which encompasses advanced materials, critical parts for aerospace, and green technologies.
- Current vacancy is 7-9%. Projected demand of 30,000+ units over 20- 30 years to support Micron-related workforce growth far outpaces near-term construction capacity. Workforce housing shortages are already anticipated, prompting the state to intervene with subsidized financing. Vacancy is likely to compress into the 4-6% range, potentially lower, creating upward pressure on rents and absorption.

For additional information, please contact:

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PROPERTY SNAPSHOT

175
UNITS

0.50± Acre
SITE SIZE

1902
YEAR BUILT

2026
YEAR RENOVATED

47%
OCCUPANCY

MX-3 & MX-5
ZONING

30
PARKING

\$950 - \$1400
ASKING RENT

