



**CALL FOR OFFERS** .....

**12,630± SF Free-Standing Commercial Building**  
Newer Renovation with Good Access Points

445-447 South Main St.  
North Syracuse, NY



	<b>Building</b>	12,630± SF
	<b>Year Built</b>	1954
	<b>Year Renovated</b>	2024
	<b>Land</b>	1.18± AC
	<b>Parking</b>	36 Spaces
	<b>Zoning</b>	C-2 (Commercial)
	<b>Tax (2023)</b>	\$29,577.82 (est.)
	<b>Tax ID#</b>	312401010-01-20.0

**DETAILS**

This recently renovated commercial building is strategically positioned at the intersection of two major thoroughfares, offering strong visibility and traffic exposure. Upgraded in 2024, the property has been modernized to support plasma donation operations.

With four dedicated access points and on-site parking, the property is designed to accommodate high-volume user traffic. Its proximity to I-81, I-481 and I-90 positions the asset within a highly connected commercial corridor, supporting long-term tenant demand and operational efficiency.

**LOCAL INFORMATION**

North Syracuse, New York, benefits from its proximity to a larger regional economy while maintaining the accessibility and affordability of a suburban market. The area is supported by a mix of healthcare, education and logistics industries, with strong connectivity via major interstates and proximity to Syracuse Hancock International Airport. These factors contribute to steady demand for commercial real estate, particularly for medical and service-based users.

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