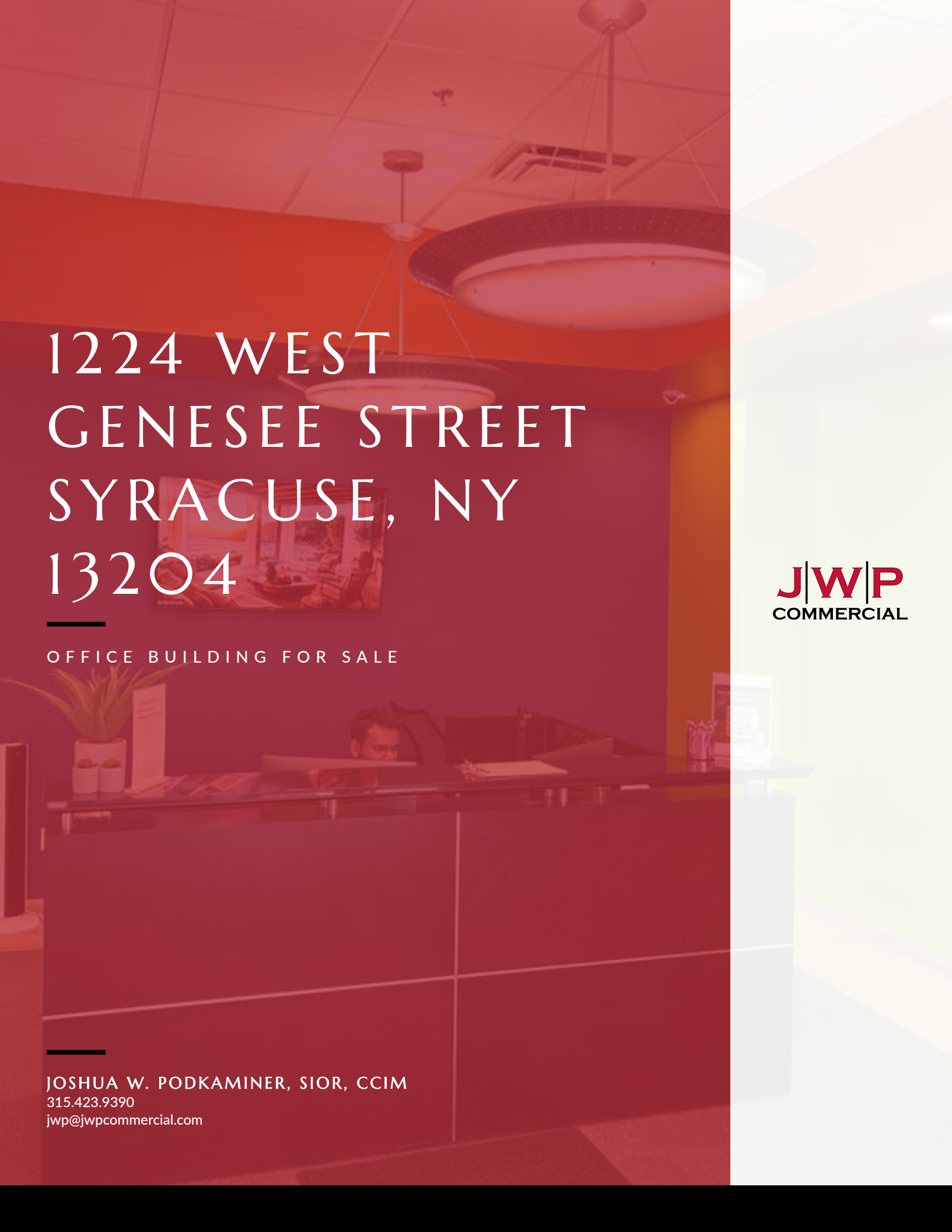




1224 WEST GENESEE STREET SYRACUSE, NY 13204

OFFICE BUILDING FOR SALE

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COMMERCIAL

JOSHUA W. PODKAMINER, SIOR, CCIM
315.423.9390
jwp@jwpccommercial.com

SUMMARY



OFFERING SUMMARY

Sale Price:	\$1,675,000
Building Size:	34,511 SF
Lot Size:	3.46 Acres
Number of Units:	1
Price / SF:	\$48.54
Year Built:	1950
Renovated:	2025
Zoning:	Commercial

PROPERTY OVERVIEW

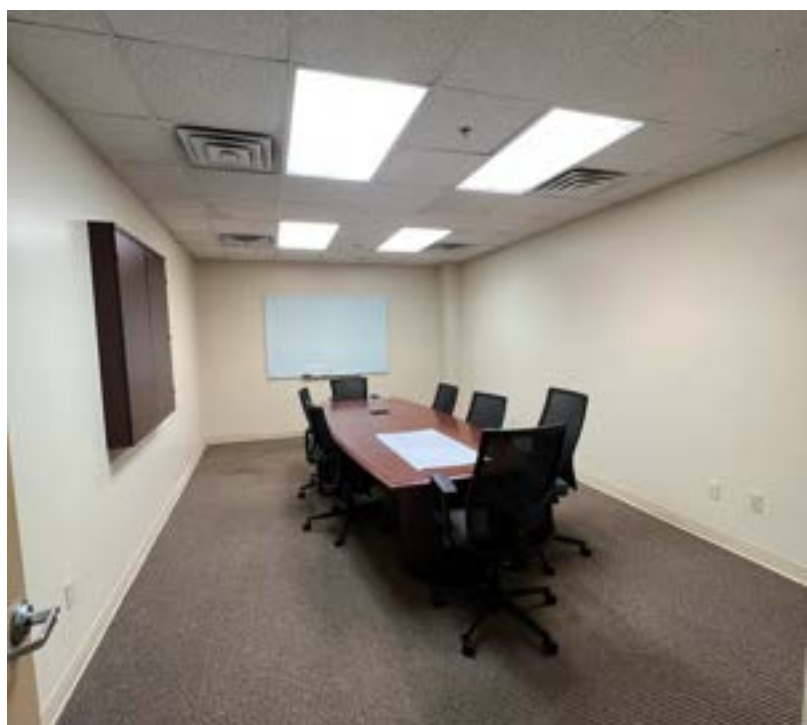
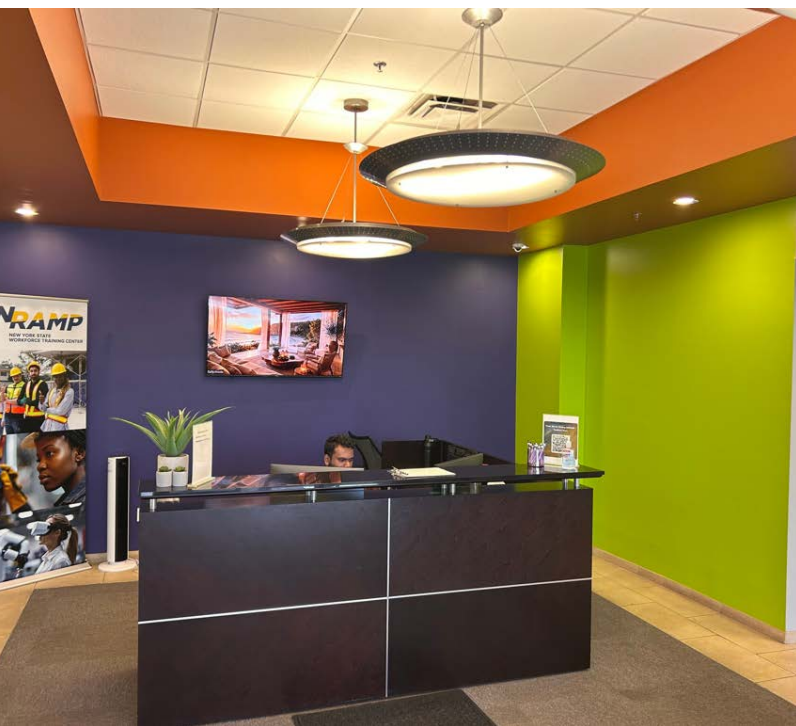
Commercial property offering a 34,511 SF building with an existing full building tenant. This property is strategically located in the Syracuse area. Zoned Commercial it presents an attractive investment opportunity in the short-term and owned occupant flexibility long-term.

PROPERTY HIGHLIGHTS

- Net Leased Investment Property
- Fully Occupied - OnRamp New York State Workforce Training Center
- Office and Warehouse Space
- 3 Dock Level Doors
- 1 Drive In Door
- Additional Land Available For Development

FOR SALE | 1224 WEST GENESEE STREET SYRACUSE, NY 13204

INTERIOR PHOTOS

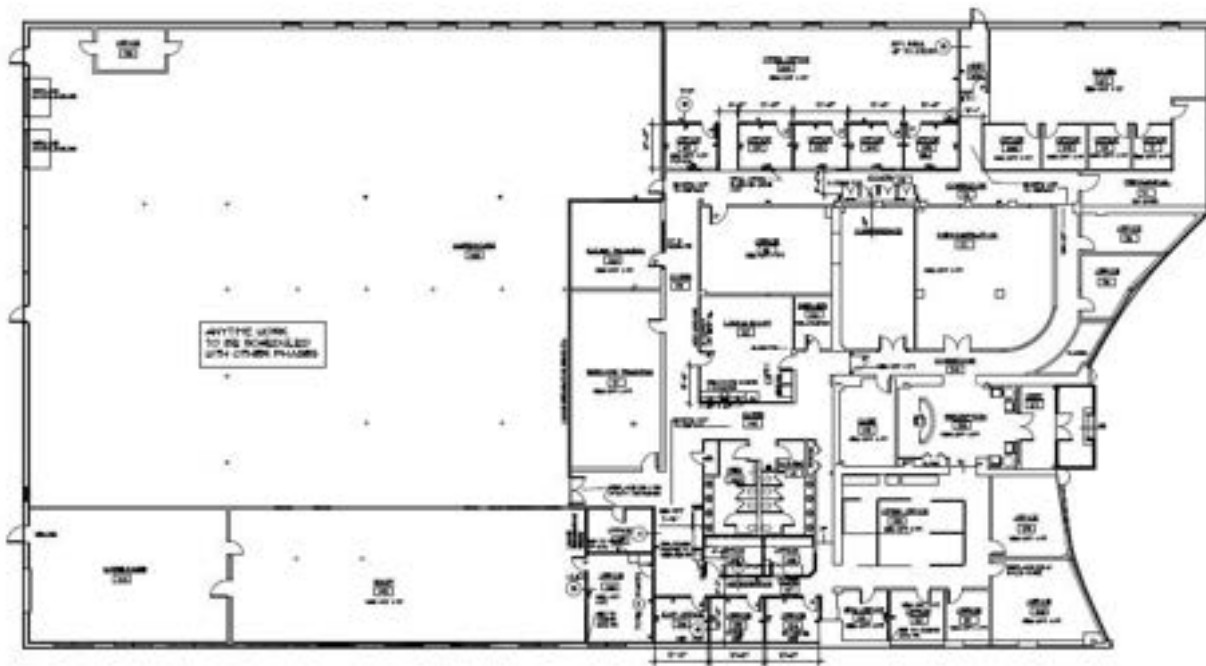


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FLOOR PLAN

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OVERALL FLOOR PLAN
A-0

ZAUSMER FRISCH
SCRUTON & AGGARWAL
COMMERCIAL REAL ESTATE / BROKERAGE

EASTERN COPY PRODUCTS
700 N. DEWEY ST.
SYRACUSE, NY 13204

OVERALL FLOOR PLAN

REVISIONS

NO.	DATE	DESCRIPTION
1	10/1/2019	ISSUED FOR PERMIT

PROJECT
1224 WEST GENESEE STREET
SYRACUSE, NY 13204

DATE
10/1/2019

SCALE
AS SHOWN

BY
JWP

CHECKED
JWP

DATE
10/1/2019

PROJECT
1224 WEST GENESEE STREET
SYRACUSE, NY 13204

DATE
10/1/2019

SCALE
AS SHOWN

BY
JWP

CHECKED
JWP

DATE
10/1/2019

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SITE PLAN

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FLEX BUILDING
1224 WEST GENESEE STREET
SYRACUSE, NEW YORK

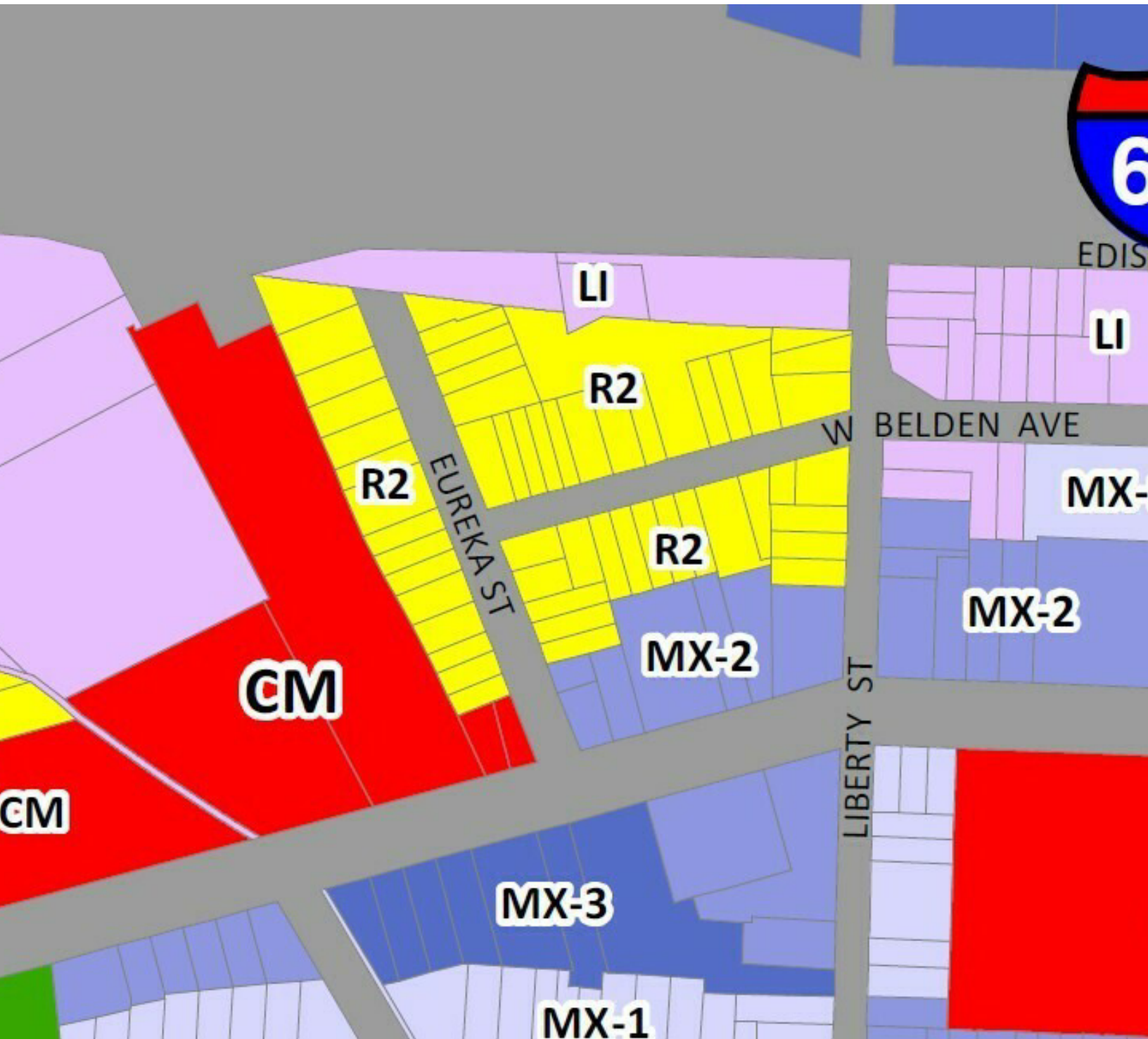


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ZONING

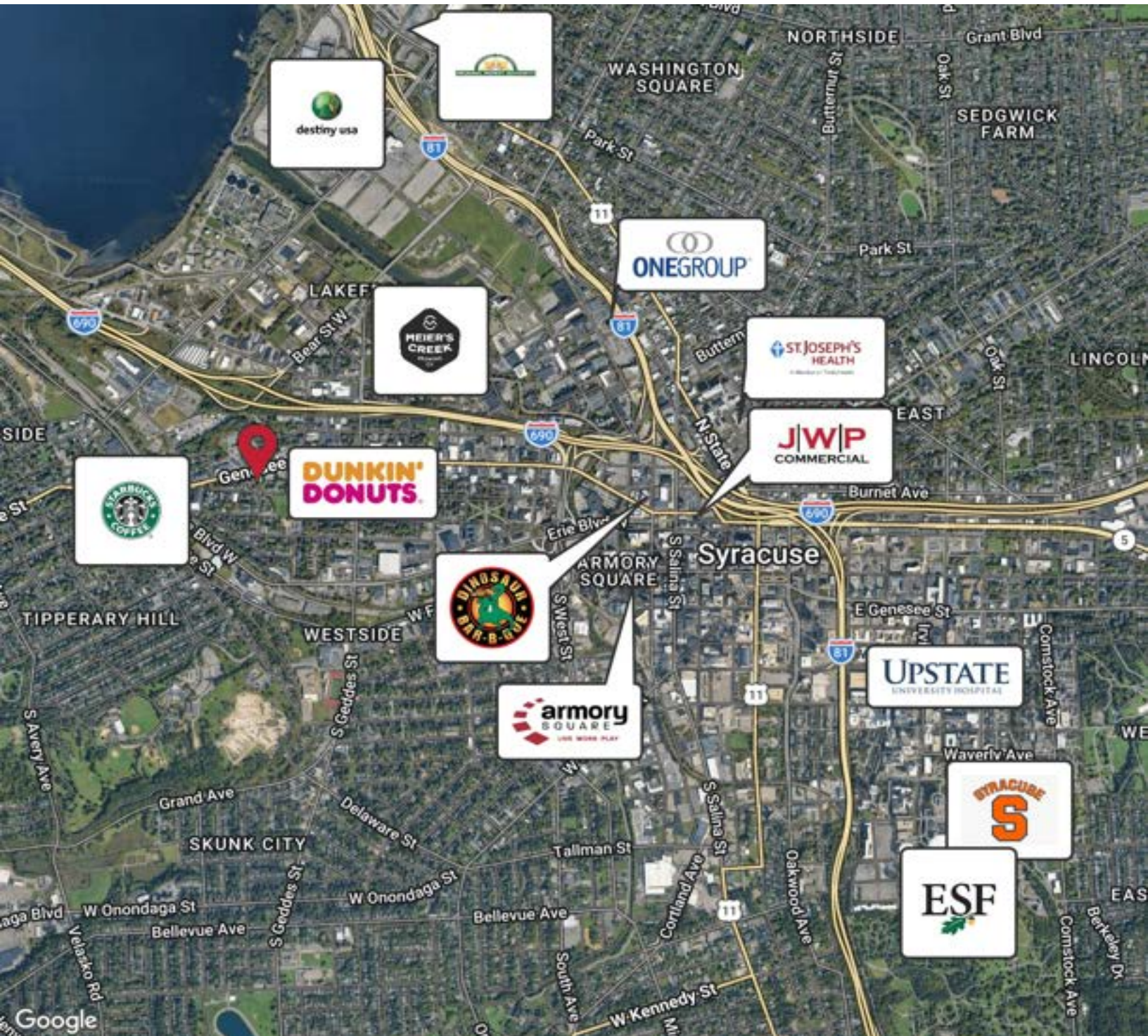
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AERIAL MAP



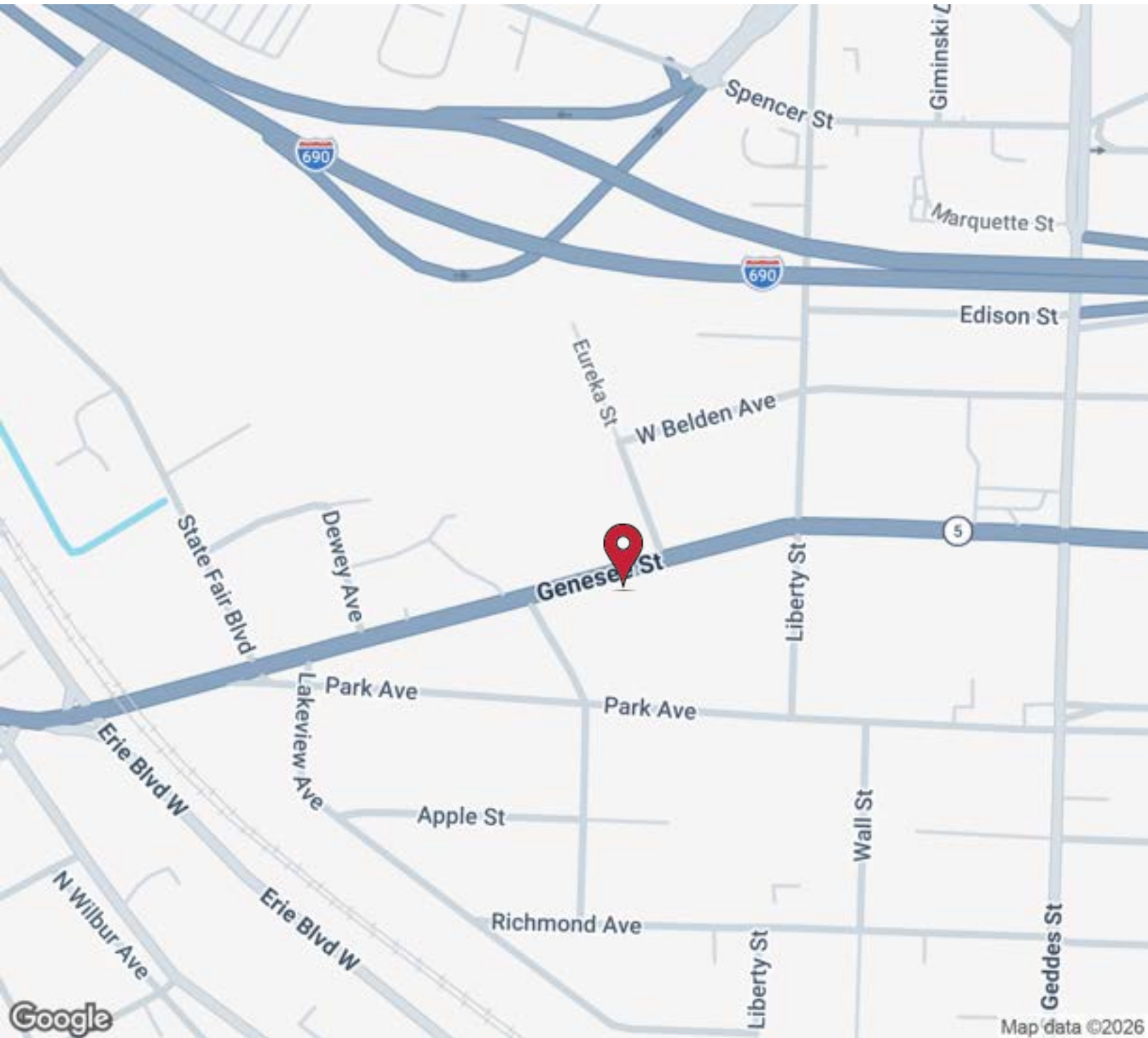
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LOCATION MAP

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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	10,260	220,162	376,114
Average Age	31.7	36.9	39.4
Average Age (Male)	34.7	35.6	37.7
Average Age (Female)	31.5	38.8	41.1
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	5,621	103,489	171,058
# of Persons per HH	1.8	2.1	2.2
Average HH Income	\$43,301	\$56,550	\$69,565
Average House Value	\$81,639	\$114,153	\$138,456

2020 American Community Survey (ACS)

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ADVISOR BIO 1



JOSHUA W. PODKAMINER, SIOR, CCIM

Managing Member

jwp@jwpcommercial.com

Direct: 315.423.9390 | Cell: 315.415.6030

PROFESSIONAL BACKGROUND

Joshua W. Podkaminer, SIOR, CCIM is a native of Syracuse, New York. Josh and his wife, Rebecca, have four children and live in the nearby Jamesville - Dewitt area. Josh is active with his family and the community. Hobbies include travel, fly fishing, gardening (vegetable and pumpkin patch,) and a focus of being involved in his children's activities. Josh grew up around the commercial construction business and started working as a laborer on construction sites at the age of 14, which plays a significant role in his interest, and many friendships, with people in the construction trades. After graduating from Hobart College in 2000, Josh joined Montgomery Partners / Emhoff Associates as a real estate salesperson and quickly worked towards his real estate brokerage license. He purchased his first residential rental property in 2000, which expanded into a student housing business, and associated management, with properties immediately adjacent to Syracuse University. Real estate ownership and development has continued with projects including the Franklin Center Office Building, in the heart of Franklin Square, and OneGroup Center at 706 North Clinton Street in the Inner Harbor. The brokerage and management businesses were consolidated, and renamed, in 2015 into JWP Commercial, which today provides real estate brokerage, management, development, and consulting services with a focus throughout the Syracuse, NY and Onondaga County marketplace.

EDUCATION

Fayetteville-Manlius Schools, Manlius, New York

Lawrenceville School, Lawrenceville, New Jersey

Hobart and William Smith Colleges, Geneva, New York

MEMBERSHIPS

SIOR (Society of Industrial and Office Realtors)

CCIM (Certified Commercial Investment Member)

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