



**THINK KLINK  
REALTY TEAM**

Jason and Mary Klink  
Licensed Real Estate Salespersons

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*We're here to provide expert guidance,  
trusted advice, and a seamless experience  
whether you're buying or selling a home.*

# Commercial Sale

**105 N Main St, North Syracuse, NY 13212**

## PROPERTY OVERVIEW

**Property ID:** 312401-003-000-0002-012-000-0000

**Property Name:** North Syracuse Medical Office Building

**Address:** 105 N Main St, North Syracuse, NY 13212

**County:** Onondaga County

**Market:** Syracuse Metro

**Submarket:** North Syracuse

## SALE DETAILS

**Sale Price:** \$450,000

**Price per SF:** \$240.00

**Building Size:** 1,876 SF

**Sale Type:** Fee Simple

**Property Type:** Medical Office

**Property Subtype:** General Medical

## FINANCIAL METRICS

**Cap Rate:** 8.2%

**Price per SF:** \$240.00



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## TENANCY INFORMATION

**Occupancy Rate:** 100%

**Number of Tenants:** 1

**Tenant Type:** Medical - Optometry Practice

**Tenant Quality:** Established 29-year operating history

**Lease Term:** Owner-occupied (negotiable for investor)

## BUILDING CHARACTERISTICS

**Year Built:** 1950

**Year Renovated:** Various improvements over time

**Building Class:** B

**Construction Type:** Frame/Masonry

**Number of Stories:** 1

**Ceiling Height:** Standard office height

**HVAC:** Central air conditioning and heating

**Parking Ratio:** Abundant surface parking behind the building

## SITE INFORMATION

**Parking Spaces:** Ample surface parking

**Parking Type:** Surface

**Zoning:** Commercial

## LOCATION ATTRIBUTES

**Visibility:** Excellent - High-traffic North Main Street

**Access:** Direct access from North Main Street

**Traffic Count:** High daily traffic volume

**Public Transportation:** Available

**Highway Access:** Close to major arterials



## MARKET POSITION

**Competition:** Limited medical office inventory

**Market Trend:** Stable medical office demand

**Demographics:** Strong local population base

## INVESTMENT HIGHLIGHTS

- **Stable Income Stream:** 28-year established medical practice
- **Prime Location:** High-visibility North Main Street corridor
- **Excellent Cap Rate:** 8.2% return on investment
- **Turn-Key Operation:** Fully built-out medical facility
- **Growth Potential:** Opportunity to increase rents to market rates
- **Low Maintenance:** Well-maintained building with recent upgrades
- **Strong Fundamentals:** Essential healthcare services location

## SPACE CONFIGURATION

**Total Building SF:** 1,876 SF

**Leasable SF:** 1,876 SF

**Office SF:** 1,876 SF

**Retail SF:** 0 SF

**Warehouse SF:** 0 SF

**Other SF:** 368 SF

## BUILDING SYSTEMS

**HVAC System:** Central air and heat

**Electrical:** Updated electrical systems

**Plumbing:** Updated plumbing infrastructure

**Fire Safety:** Code compliant systems

**Security:** Basic security systems in place

**Technology:** Fiber optic capability



## SALES COMPARABLES

**Recent Sales Range:** \$350,000 - \$1,250,000

**Price/SF Range:** \$107 - \$636

**Market Positioning:** Competitive pricing for medical office

**Value Drivers:** Location, tenant stability, condition

## MARKETING STRATEGY

### Target Buyers:

- Medical professionals seeking office space
- Healthcare real estate investors
- Owner-users in medical field
- Small commercial real estate investors
- 1031 exchange buyers

## FINANCING CONSIDERATIONS

**Loan-to-Value:** Up to 75% typical for medical office

**SBA Financing:** Available for owner-users

**Conventional Financing:** Available through commercial lenders

**Seller Financing:** Potentially available (to be negotiated)

## DUE DILIGENCE ITEMS

**Environmental:** Phase I ESA recommended

**Survey:** ALTA survey available upon request

**Title:** Clean title, title insurance available

**Zoning:** Compliant with current commercial zoning

**Building Inspection:** Professional inspection recommended

**Financial Records:** Available to qualified buyers under NDA



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## TRANSACTION DETAILS

**Listing Date:** May 22, 2025

**Previous Listing:** No

**Price Changes:** None

**Showing Requirements:** 24-hour notice, NDA required

**Closing Timeline:** 60 days typical

## ADDITIONAL OPPORTUNITIES

**Business Purchase:** Optometry practice available separately for \$795,000

**Combined Investment:** Building + business = \$1,245,000 total investment

**Expansion Potential:** Ability to add services or expand hours

**Redevelopment:** Flexible for other professional uses

## CONTACT INFORMATION

**Listing Broker:** Jason Klink

**Company:** Home With Us Realty Group

**Phone:** (315) 427-6379

**Email:** jasonklinkinc@gmail.com

## IMPORTANT DISCLAIMERS

- All financial information subject to verification
  - Property sold in "as-is" condition
  - Buyer responsible for due diligence
  - Environmental assessments recommended
  - All measurements and data approximate
  - Subject to errors, omissions, and withdrawal
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