



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



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



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

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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