

SYRACUSE INNER HARBOR PARCEL

JF
REAL ESTATE
Presented By:
JF Real Estate

Portfolio of 2 Properties for Sale



SYRACUSE INNER HARBOR-DEVELOPMENT SITE

Portfolio of 2 Properties for Sale

Portfolio Properties



Property Name / Address, City, State	Property Type	Size	Year Built	Individual Price
1925 Park St, Syracuse, NY	Industrial	29,315		



1800 N Salina St, Syracuse, NY	Industrial	10,263		
-----------------------------------	------------	--------	--	--

SYRACUSE INNER HARBOR-DEVELOPMENT SITE

Portfolio of 2 Properties for Sale

Location



SYRACUSE INNER HARBOR-DEVELOPMENT SITE

Portfolio of 2 Properties for Sale

Property Photos



1925 Park St

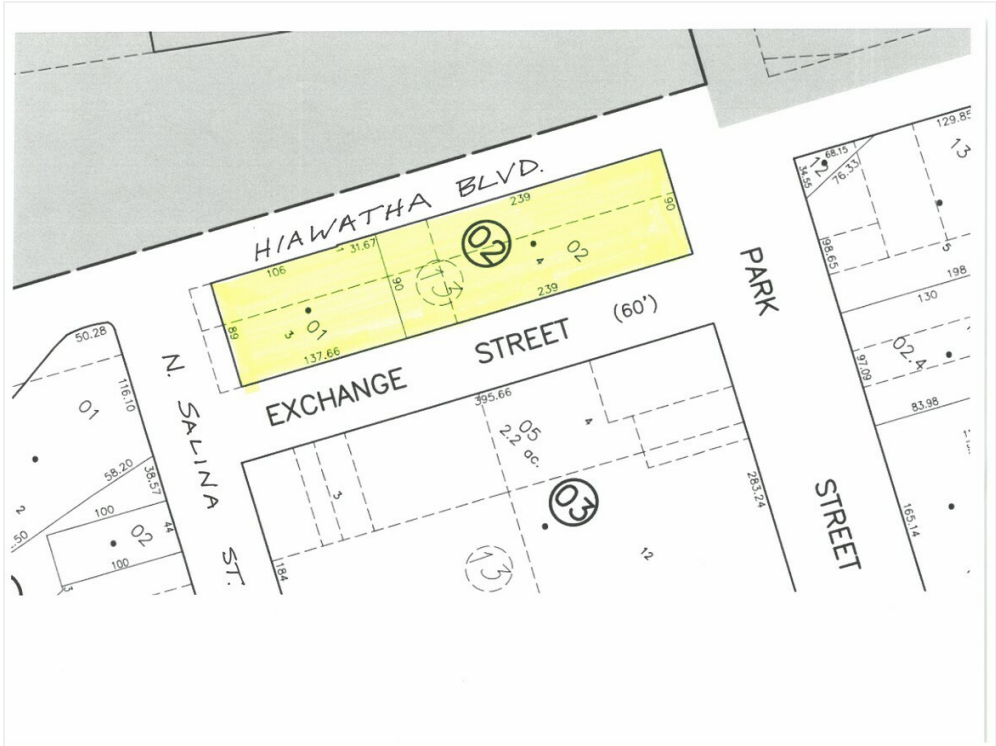


Destiny USA Development Site

SYRACUSE INNER HARBOR-DEVELOPMENT SITE

Portfolio of 2 Properties for Sale

Property Photos



1925 Tax Map



1800 N Salina St

SYRACUSE INNER HARBOR-DEVELOPMENT SITE

Portfolio of 2 Properties for Sale

Recent Major Price Adjustment.

Prime Development site in the shadow of Syracuse Inner Harbor and DESTINY USA--a 2.4 million s.f. super-regional mall. This .78-acre site has over 375' of frontage along Hiawatha Boulevard (traffic count over 16,000 AADT). Prime location on Hiawatha Boulevard at I-81 Exit (Exit traffic count over 10,000 AADT) New MX-3 Zoning allows for high-density commercial or residential development Existing 30,000 s.f. building suitable for residential redevelopment including possible historic tax credits. Portion of the site ideal for high-end retail drive-thru. Over \$70 million in two active redevelopment projects occurring on adjacent properties.

- Prime Commercial/Residential Development site adjacent to Syracuse Inner Harbor and Destiny USA Super Regional Shopping Mall
- 3/4 acre parcel with over 375 feet of frontage on Hiawatha Boulevard (Traffic count over 16,000+ AADT)
- New MX-3 zoning allows for a redevelopment for wide variety of commercial uses as well as multi-family redevelopment
 - Located at the exit/entry ramp to I-81 (Exit Traffic count 10,000+ AADT)
- Parcel has two established traffic lights at North Salina Street and Park Street. Excellent visibility from I-81
- Adjacent to \$52 million historic renovation project (Moyer's Lofts) underway to bring 125 apartments to the area.

Price: \$1,195,000
Price / SF: \$30.19 / SF
Sale Type: Investment or Owner User
Status: Active
Number of Properties: 2
Total Building Size: 39,578 SF



Martin McDermott
martinm@jfrealestate.com
(315) 472-2020 Ext: 101

JF Real Estate
2 Clinton Sq, Suite 120
Syracuse, NY 13202

