

# FOR SALE

4883 SOUTH AVE, SYRACUSE, NY 13215



**2,704 +/-**  
SF AVAILABLE



**77,936**  
PEOPLE WITHIN 3 MILES



**\$699,000**  
SALE PRICE

## PROPERTY HIGHLIGHTS

Caliber Commercial Brokerage is pleased to represent this well-positioned 0.27 acre / 2,700 +/- sf commercial property on South Avenue in Syracuse, NY.

- Conveniently located between Onondaga Community College (9,449 Students) and Upstate Medical Hospital (314 Beds).
- Full Service Gas Station
- 4-bay mechanic shop with heated flooring
- Spacious front office and 2nd floor loft office & storage space

## OFFERING SUMMARY

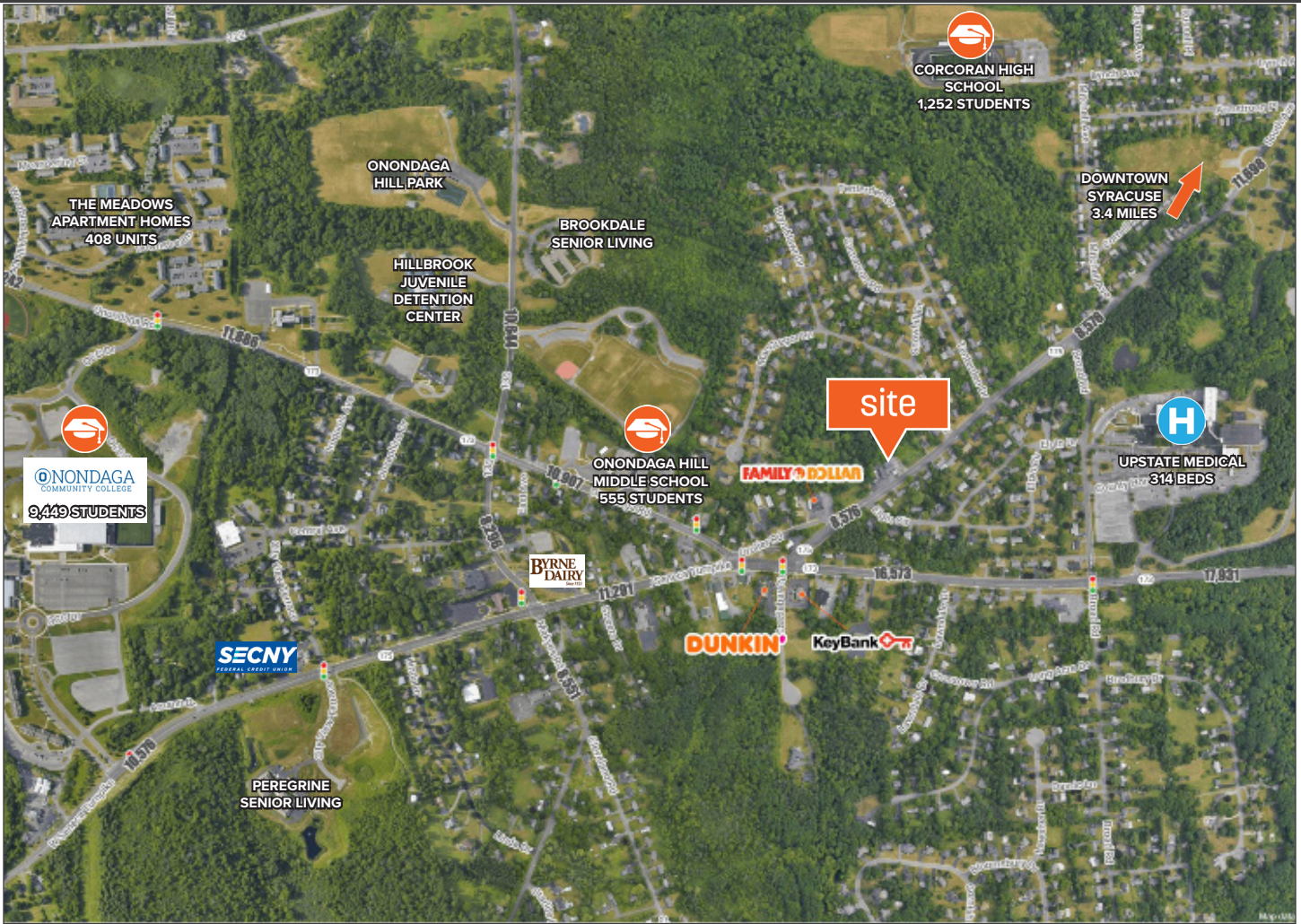
Size	0.27 Acres / 2,704+/- SF
Traffic Counts	South Ave: 8,576 / vpd W Seneca Turnpike: 16,573/ vpd
Sale Price	\$699,000
Parking	20 Spaces
Zoning	NS



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	6,277	77,936	179,748
Median HH Income	\$101,824	\$76,750	\$80,599
Households	2,352	30,351	73,100
Employees	2,376	30,924	80,193

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