



**CUSHMAN &
WAKEFIELD**



**Pyramid Brokerage
Company**

**112-16 Wilkinson Street
Syracuse, New York 13204**



FOR SALE

66,535± SF REDEVELOPMENT WITH INCOME

Property Highlights

- In City of Syracuse this property sits on 1.5 acres with 85± parking spaces
- Three buildings on the property; 35,523± SF, 16,600± SF, and 7,361± SF
- Currently with income from tenants in 39,600± SF: Middle Ages Brewery & D&D Motors
- Upside potential, 12,500± SF vacant in main building as well as 7,361± SF outparcel building
- Property in Opportunity Zone, historic tax credits; property on historic registry, Part I approved
- Seller has drawings for residential development of 12,500± SF on 2nd floor of main building
- Additional 16,600± SF to be vacant Fall 2026 – for redevelopment



EXCLUSIVE CONTACT

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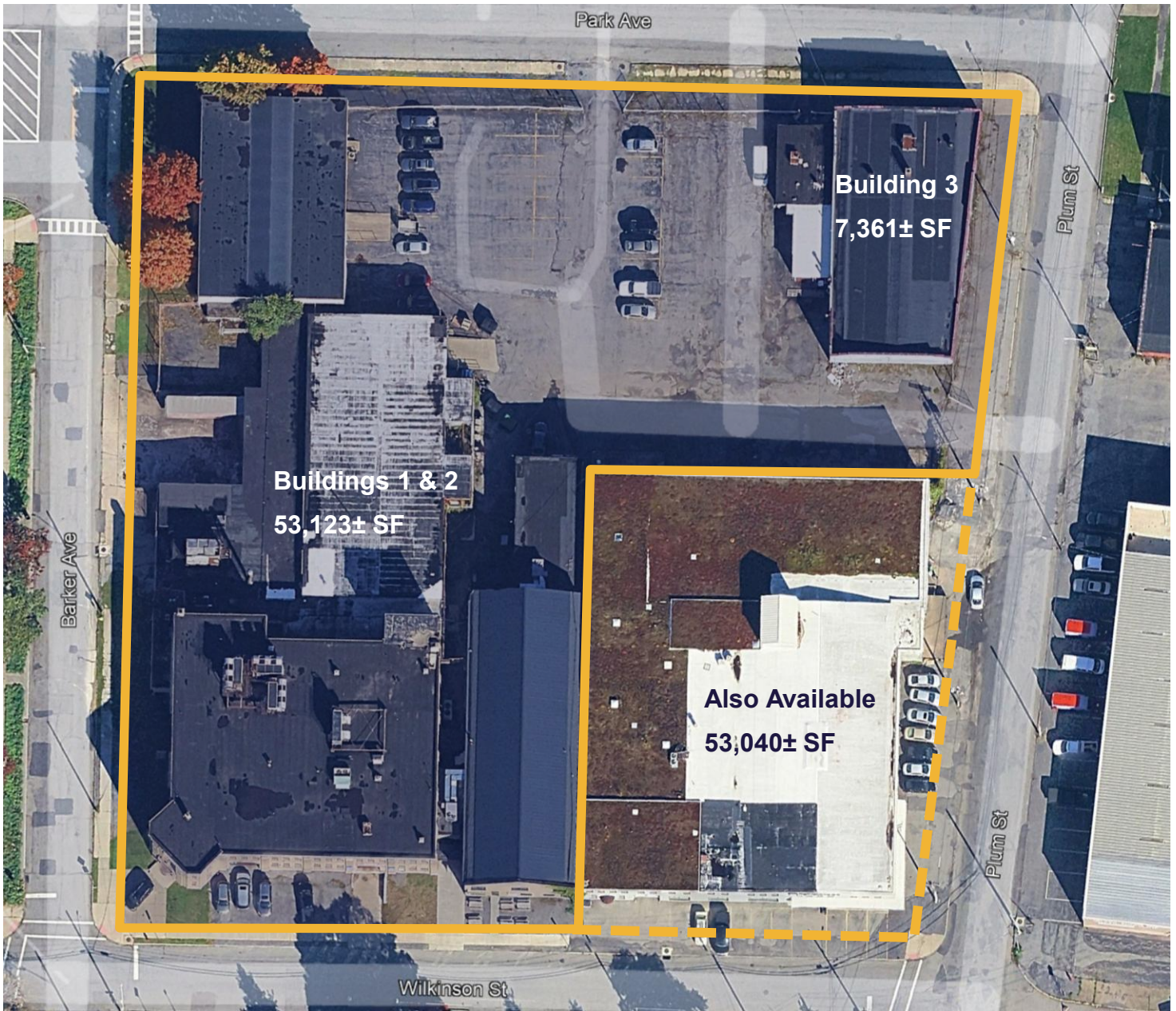
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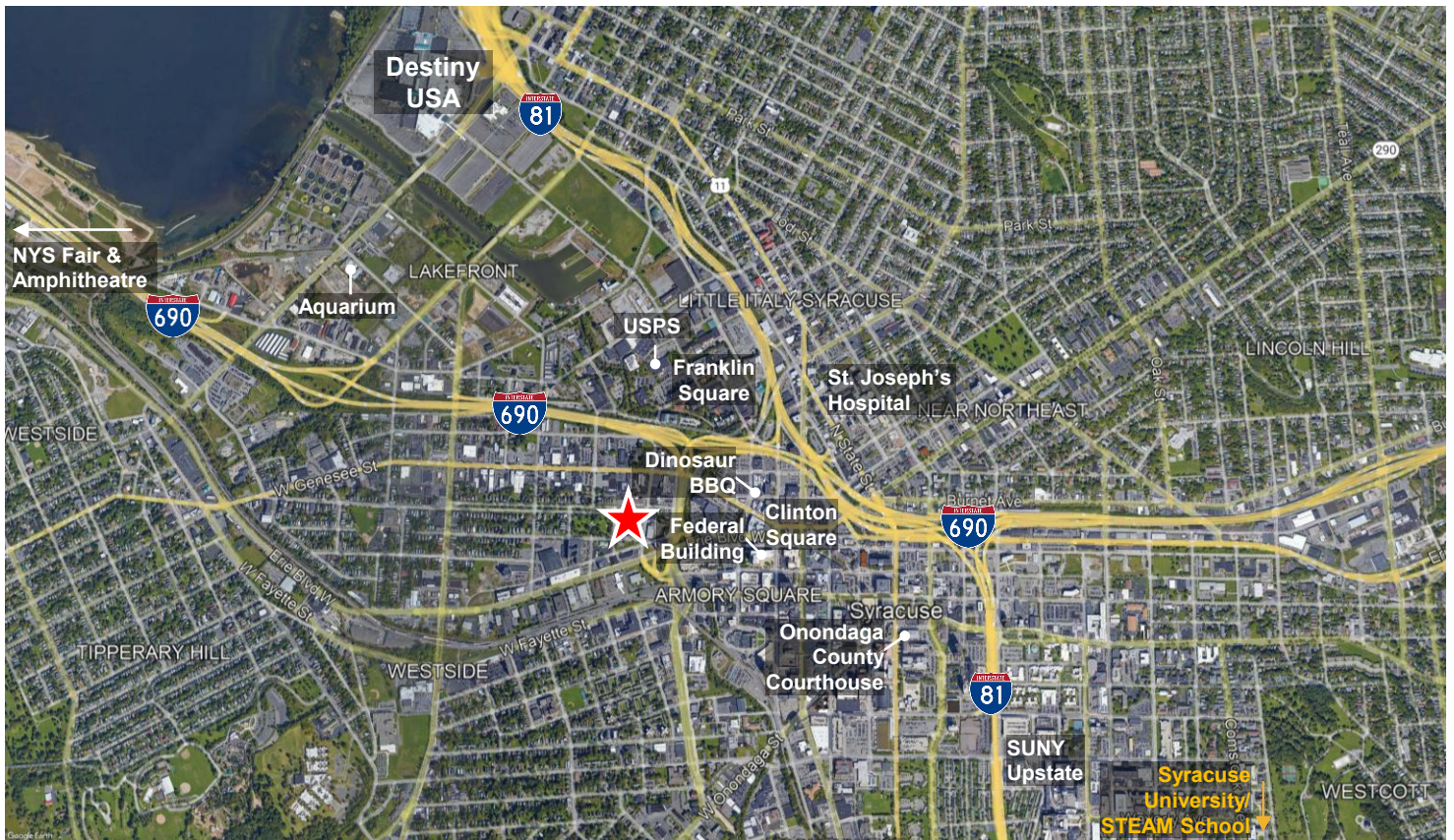


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TAX ID	LOT SIZE	ZONING	BUILDINGS 1 & 2	BUILDING 3
105.-04-01.0 (City of Syracuse)	190' x 347.5' (1.52± acres)	MX-3	<ul style="list-style-type: none"> Built in 1930 / 1960 52,123± SF Tenants: Middle Ages Brewery and D&D Motors 12,500± SF on 2nd floor (above Middle Ages Brewery) vacant, excellent opportunity for residential conversion Possible additional 16,600± SF redevelopment to retail or residential 	<ul style="list-style-type: none"> Built in 1975 7,361± SF Currently vacant



micron
Planned investment up to \$100 billion over the next 20+ years.