

# FOR SALE | NNN INVESTMENT OPPORTUNITY

1915 Erie Boulevard East, Syracuse, New York



COMMERCIAL REAL ESTATE SALES | LEASING | CONSULTING | DEVELOPMENT | MANAGEMENT



## PROPERTY HIGHLIGHTS

Building Size: 9,180 ± SF

Parcel Size: 1.00 ± acres

Tax Parcel ID: 032.1-01-17.0

Sale Price: \$1,777,188.00 - 8% cap rate

Annual Rent: \$142,175.04

Renewal Options: Two 5-year renewals with 10% bumps

Taxes/CAM/Ins.: Tenant

**Comments:** Family Dollar NNN investment located in Syracuse, NY.

Minimal landlord responsibilities. 15+ year historical occupancy and early option renewal demonstrating strong commitment to the location.

Percentage rent that has been met and paid on more than one occasion.

Access on both Erie Blvd. and Peat St. Roof replaced in 2021 with 15 year transferrable warranty. HVAC replaced in 2025. Site is located within the Opportunity Zone, offering tax incentives through a qualified opportunity fund. Last years fiscal sales were \$225.00 per SF.



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