

REDEVELOPMENT OPPORTUNITY IN SYRACUSE, NY

808-822 BURNET AVE, SYRACUSE, NY 13203

**OFFERED
AT
\$825,000**

**BROUGHT TO YOU BY THE TRIFECTA WEALTH TEAM OF
THE O'HARA GROUP**

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PROPERTY INFORMATION

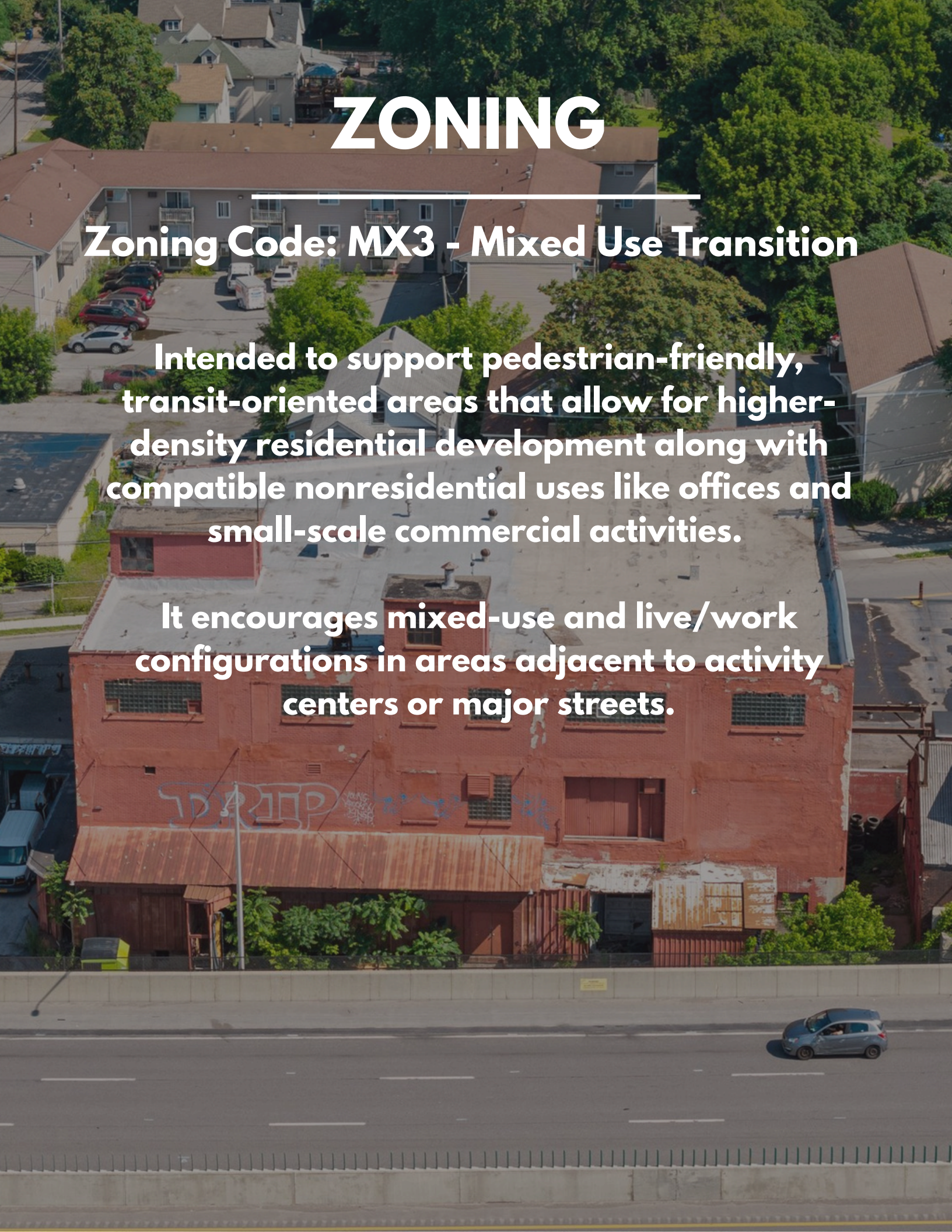
- 2-3 FLOORS
- ~48,436 TOTAL SQFT
- LOT SIZE: 1.51 ACRES
- THE BUILDING HAS THE ABILITY TO BE DELIVERED VACANT.
- PROPERTY CLASS: 710 - MANUFACTURE
- ZONING CODE: MX3 - MIXED USE TRANS
- CAR LOT & GARAGE: \$2,500/MONTH CURRENT RENT
- CITY/ SCHOOL ANNUAL TAXES: \$8,140.69
- COUNTY ANNUAL TAXES: \$4,008.82

ZONING

Zoning Code: MX3 - Mixed Use Transition

Intended to support pedestrian-friendly, transit-oriented areas that allow for higher-density residential development along with compatible nonresidential uses like offices and small-scale commercial activities.

It encourages mixed-use and live/work configurations in areas adjacent to activity centers or major streets.

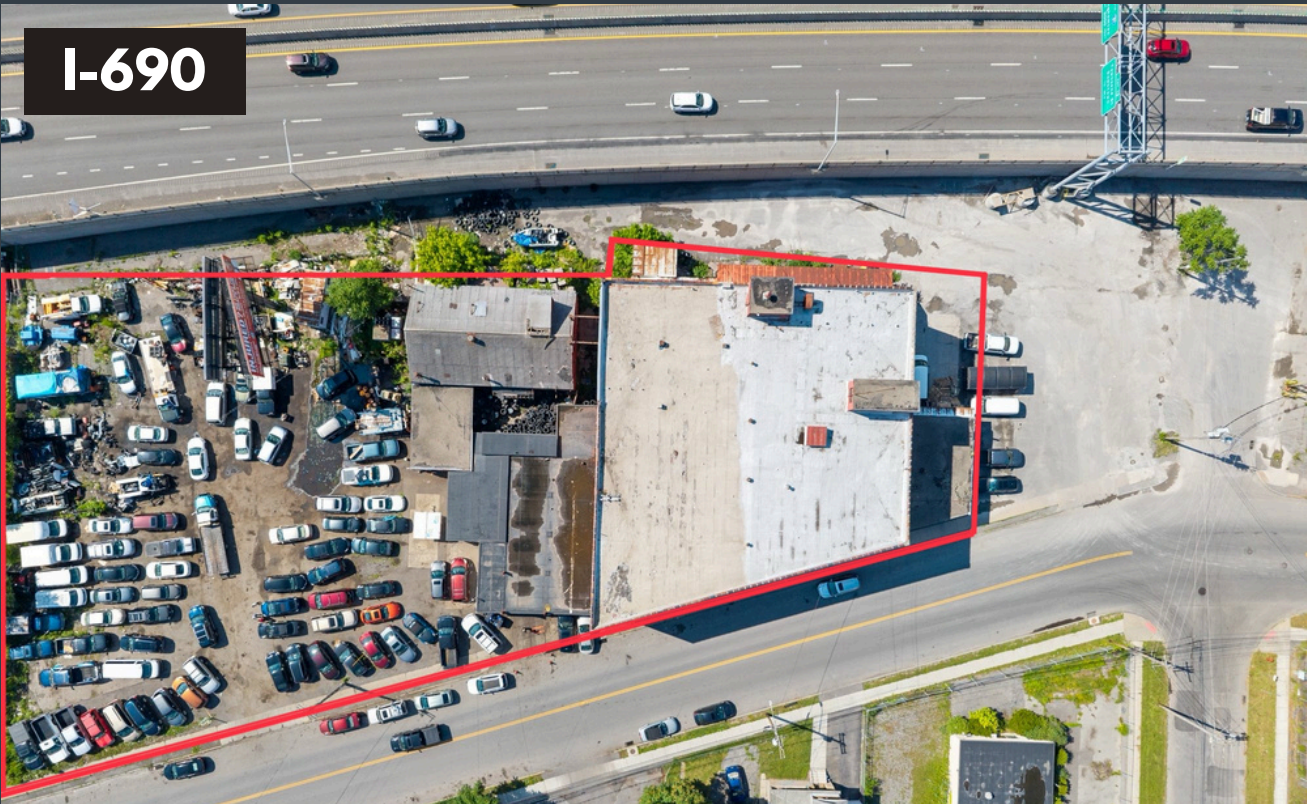
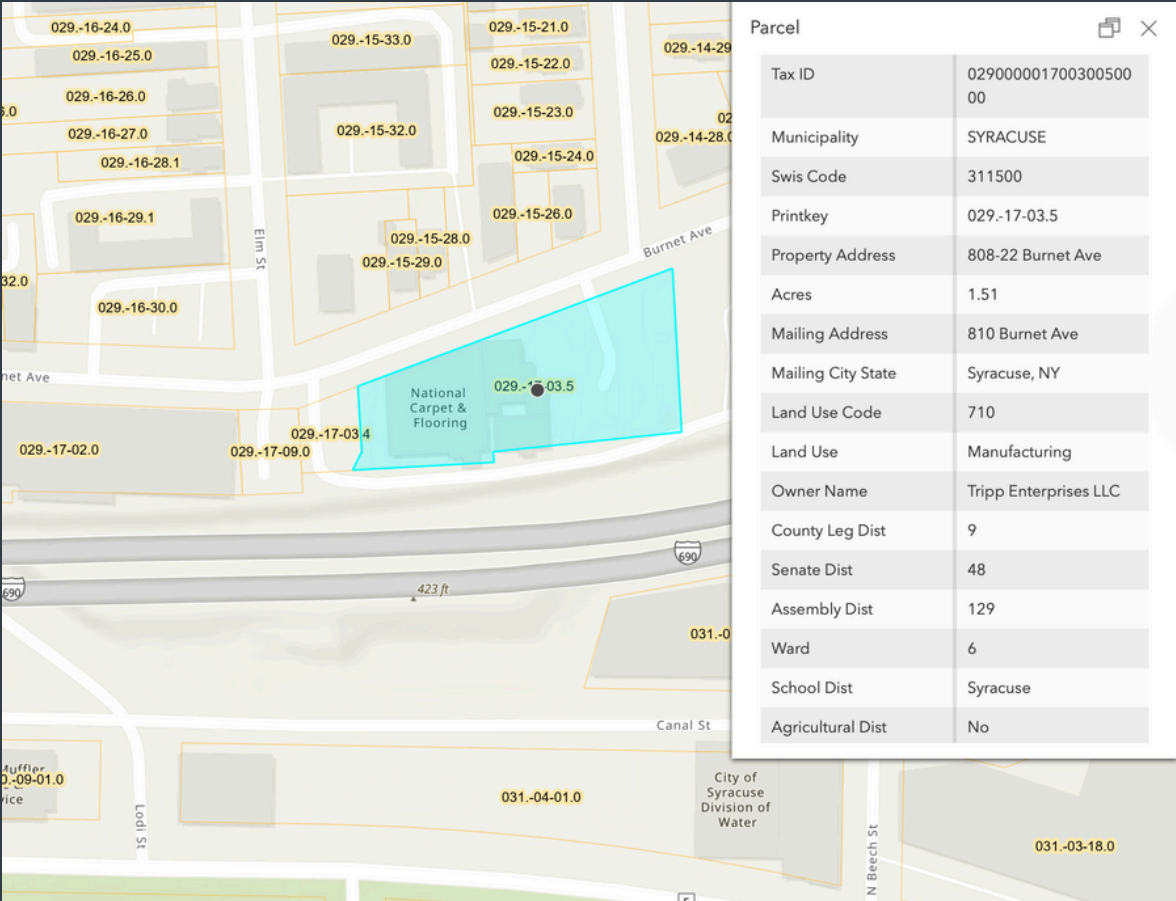


PARCEL MAP



TAX ID: 02900000170030050000

GIS MAP



PROPERTY LINES ARE NOT EXACT

FAIR MARKET STANDARD RENTS FOR ONONDAGA COUNTY

STUDIO - \$963

1- BEDROOM - \$1,074

2- BEDROOM - \$1,321

3-BEDROOM - \$1,616

4- BEDROOM - \$1,821



TOP EMPLOYERS IN SYRACUSE (CENTRAL NEW YORK / METRO AREA)

- 1. UPSTATE MEDICAL UNIVERSITY – ~11,298 EMPLOYEES**
- 2. CORNELL UNIVERSITY – ~9,742 EMPLOYEES**
- 3. NORTHEAST GROCERY, INC. – ~6,600 EMPLOYEES**
- 4. UNITED HEALTH SERVICES (UHS) – ~6,456 EMPLOYEES**
- 5. WEGMANS FOOD MARKETS, INC. – ~5,232 EMPLOYEES**
- 6. ST. JOSEPH'S HEALTH – ~4,800 EMPLOYEES**
- 7. SYRACUSE UNIVERSITY – ~4,749 EMPLOYEES**
- 8. WALMART – ~4,600 EMPLOYEES**
- 9. ONEIDA NATION ENTERPRISES – ~4,500 EMPLOYEES**
- 10. MOHAWK VALLEY HEALTH SYSTEM – ~4,300 EMPLOYEES**



UPSTATE UNIVERSITY HOSPITAL

750 E ADAMS ST, SYRACUSE, NY 13210

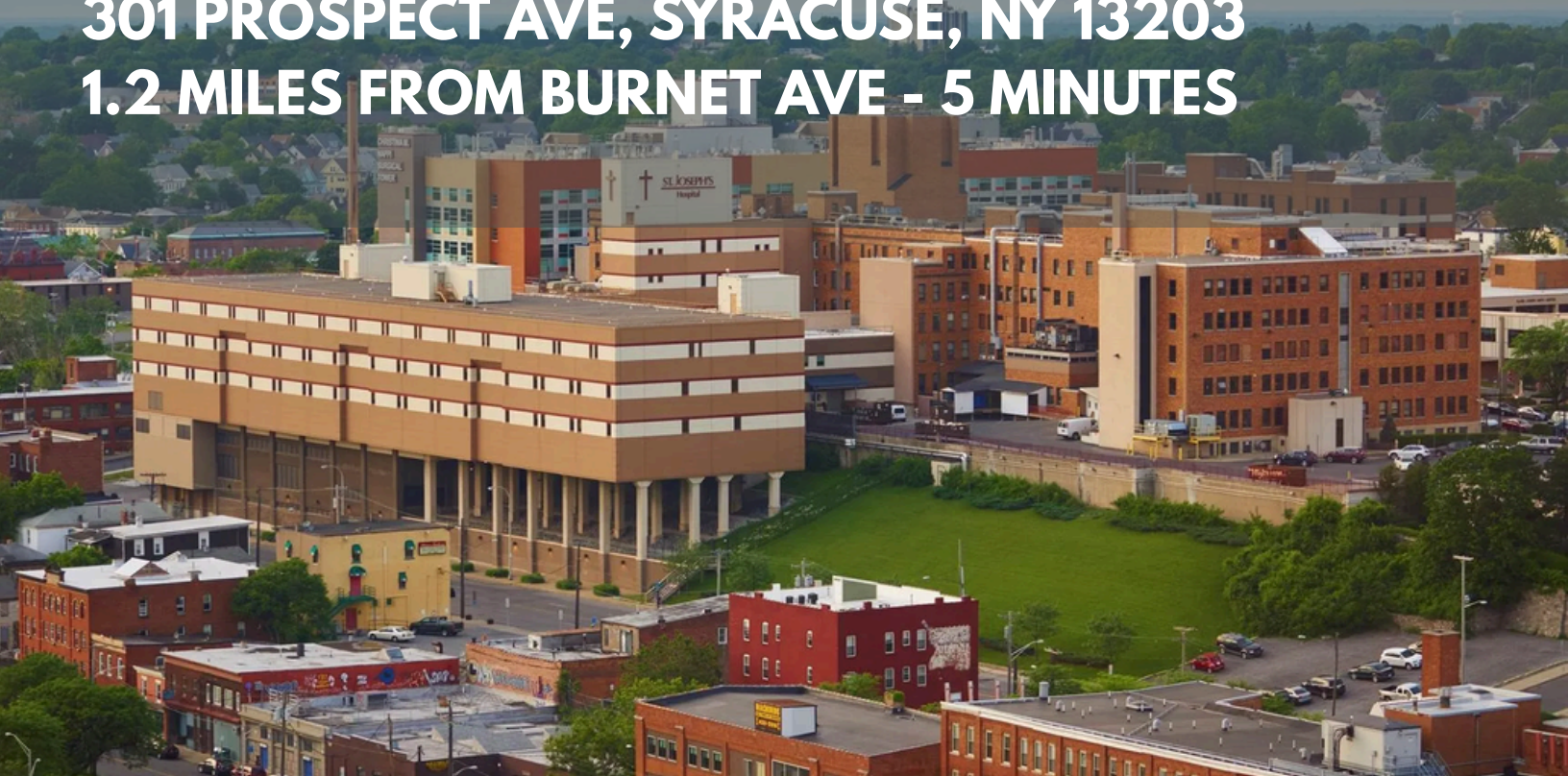
1.4 MILES FROM BURNET AVE - 7 MINUTES



ST. JOSEPH'S HEALTH HOSPITAL

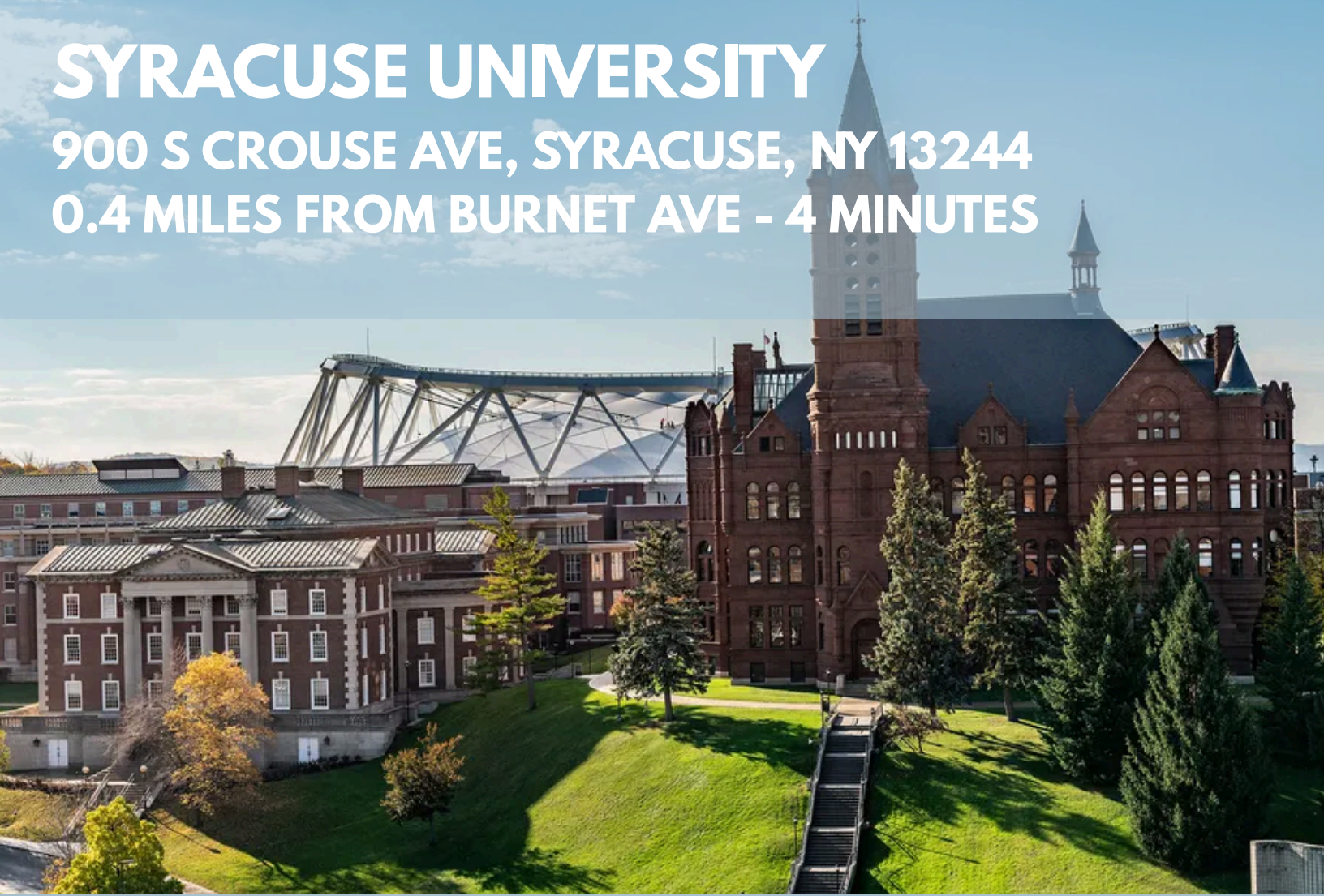
301 PROSPECT AVE, SYRACUSE, NY 13203

1.2 MILES FROM BURNET AVE - 5 MINUTES



SYRACUSE UNIVERSITY

900 S CROUSE AVE, SYRACUSE, NY 13244
0.4 MILES FROM BURNET AVE - 4 MINUTES



LE MOYNE COLLEGE

1331 SALT SPRINGS RD, SYRACUSE, NY 13214
0.4 MILES FROM BURNET AVE - 4 MINUTES



SUNY UPSTATE MEDICAL UNIVERSITY

750 E ADAMS ST, SYRACUSE, NY 13210

1.4 MILES FROM BURNET AVE - 6 MINUTES



SUNY COLLEGE OF ENVIRONMENTAL SCIENCE & FORESTRY

1 FORESTRY DR, SYRACUSE NY 13210

2.1 MILES FROM BURNET AVE - 8 MINUTES



An aerial photograph of a large, modern industrial facility, identified as a Micron technology plant. The building has a light-colored, flat roof with the "Micron" logo prominently displayed in blue. The logo consists of a stylized blue "M" with a swoosh, followed by the word "Micron" in a sans-serif font. The building is surrounded by parking lots, some with cars and other vehicles, and some construction equipment is visible. In the background, there are other industrial structures and some greenery. The text is overlaid on the top half of the image in white, bold, sans-serif font.

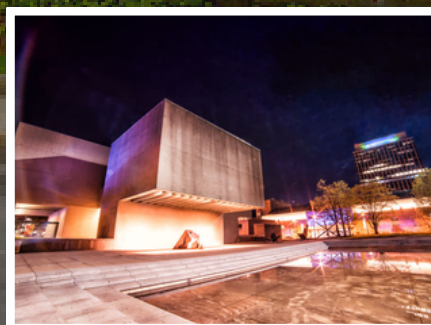
UPCOMING MICRON TECHNOLOGY PLANT

**WHITE PINE COMMERCE PARK IN CLAY,
NEW YORK**

**14.5 MILES FROM BURNET AVE -
ROUGHLY 23 MINUTE DRIVE**

PLACES TO GO

- **ERIE CANAL MUSEUM - 1.1 MILES FROM BURNET AVE - 5 MINUTES**
- **ROSAMOND GIFFORD ZOO 4.4 MILES FROM BURNET AVE - 10 MINUTES**
- **DESTINY USA - 3.9 MILES FROM BURNET AVE - 7 MINUTES**
- **EVERSON MUSEUM OF ART - 1.5 MILES FROM BURNET AVE - 6 MINUTES**
- **MOST (MILTON J. RUBENSTEIN MUSEUM OF SCIENCE & TECHNOLOGY) - 1.8 MILES FROM BURNET AVE - 7 MINUTES**
- **LANDMARK THEATRE (FORMERLY LOEW'S STATE THEATER) - 1.6 MILES FROM BURNET AVE - 6 MINUTES**



EMPOWER FCU AMPHITHEATER

490 RESTORATION WAY, SYRACUSE, NY 13209

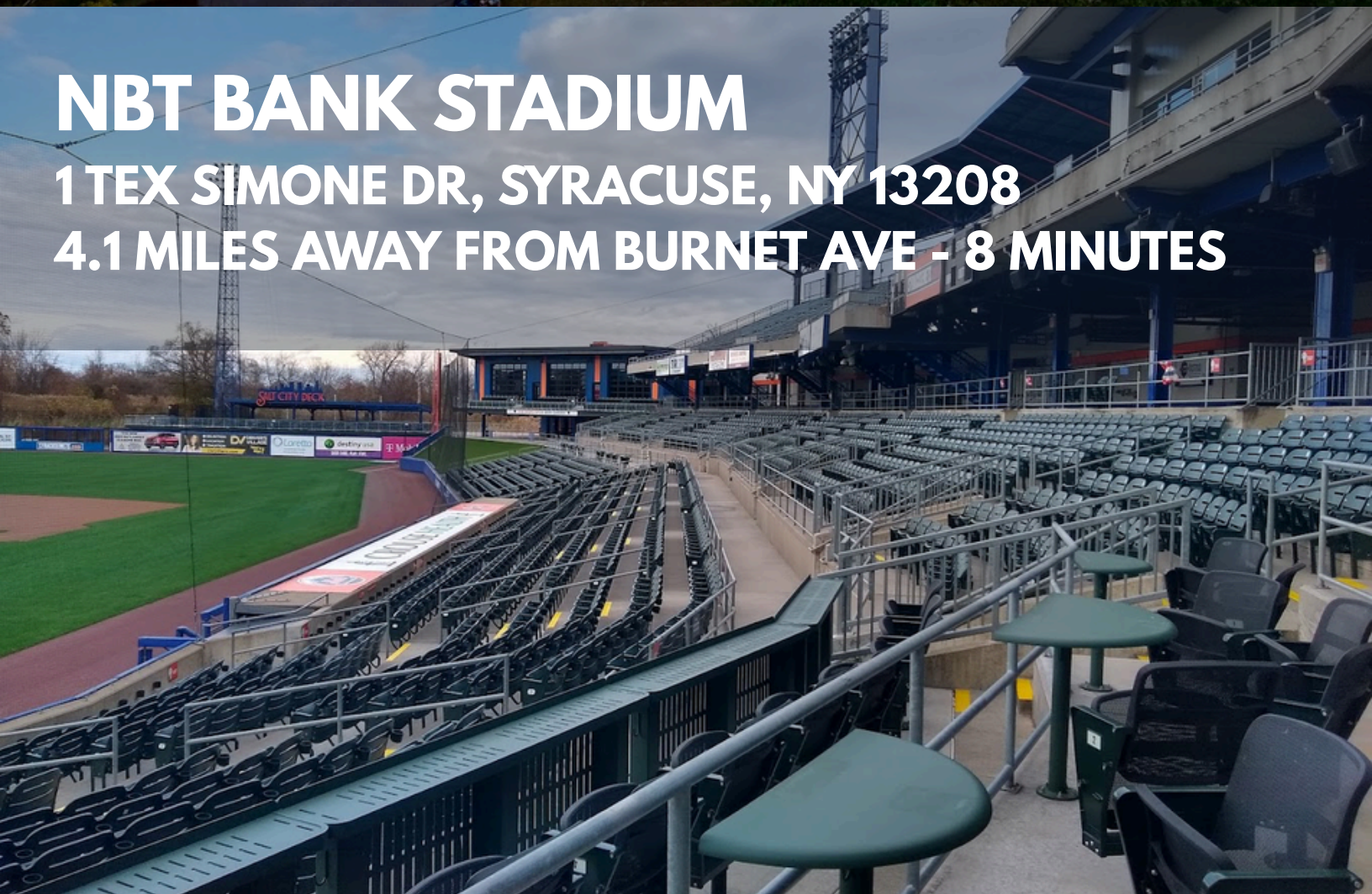
6.5 MILES AWAY FROM BURNET AVE - 11 MINUTES



NBT BANK STADIUM

1 TEX SIMONE DR, SYRACUSE, NY 13208

4.1 MILES AWAY FROM BURNET AVE - 8 MINUTES

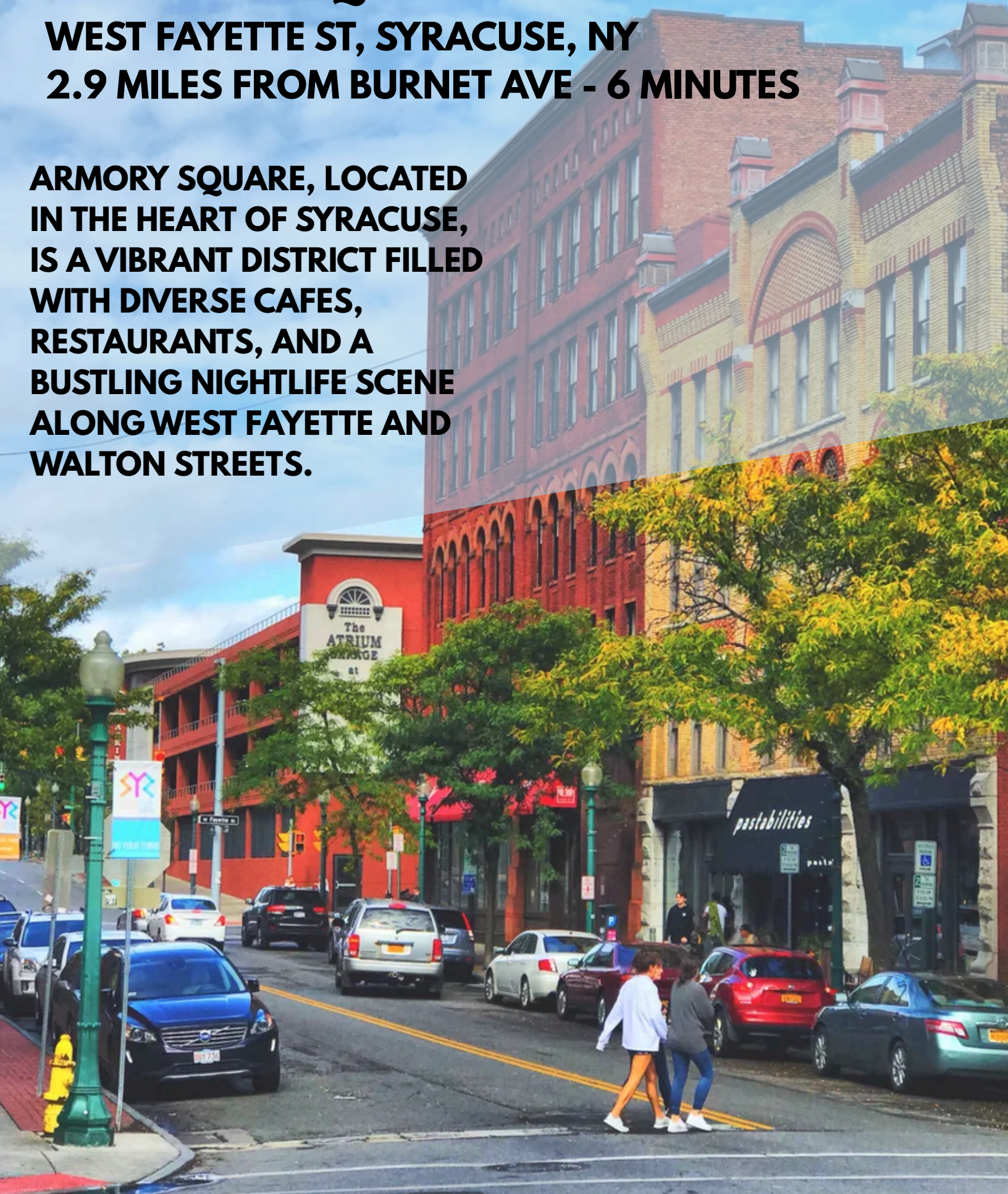


ARMORY SQUARE

WEST FAYETTE ST, SYRACUSE, NY

2.9 MILES FROM BURNET AVE - 6 MINUTES

**ARMORY SQUARE, LOCATED
IN THE HEART OF SYRACUSE,
IS A VIBRANT DISTRICT FILLED
WITH DIVERSE CAFES,
RESTAURANTS, AND A
BUSTLING NIGHTLIFE SCENE
ALONG WEST FAYETTE AND
WALTON STREETS.**



FOR ANY INQUIRIES REACH OUT TO THE TRIFECTA WEALTH TEAM OF THE O'HARA GROUP



trifecta-wealth.com

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