

FOR SALE



# 514 OSWEGO ST

Center of Liverpool Village



## PROPERTY HIGHLIGHTS

- 2,454 SF, three-story building
- Renovated in 2018
- Zoned Village Center Business District
- 14 acres of land
- Four floors of finely finished space
- Highly visible with 26,000+ AADT
- Convenient village location
- Historic character with modern touches
- Close to highways and major local development

## PROPERTY DESCRIPTION

Discover a captivating opportunity with this meticulously renovated 2,937 SF, three-story building located at 514 Oswego Street, Liverpool, NY. Built in 1870 and thoughtfully updated in 2018, the property exudes historic charm with modern touches. Boasting four floors of finely finished space, this highly visible property enjoys a convenient village location and offers easy access to highways and major local developments. Situated on .14 acres and zoned for the Village Center Business District, this property presents a unique canvas for innovative office, creative, or loft spaces, making it an ideal investment for forward-thinking entrepreneurs and businesses seeking a distinctive and inspiring setting.

### OFFERING SUMMARY

Sale Price:	\$259,000
Lot Size:	0.14 Acres
Building Size:	2,937 SF

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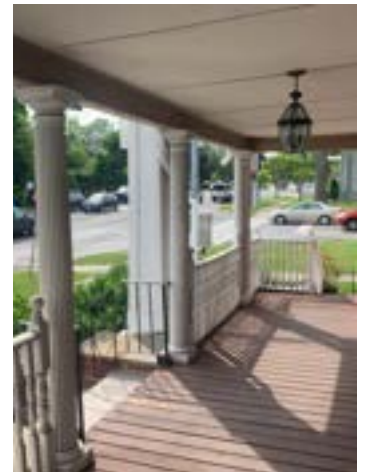
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# MULTI-USE | PRIME VILLAGE OPPORTUNITY

Liverpool, NY 13088



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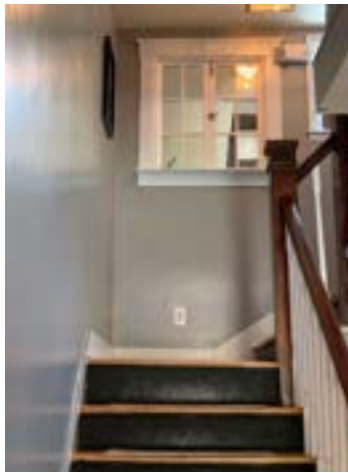
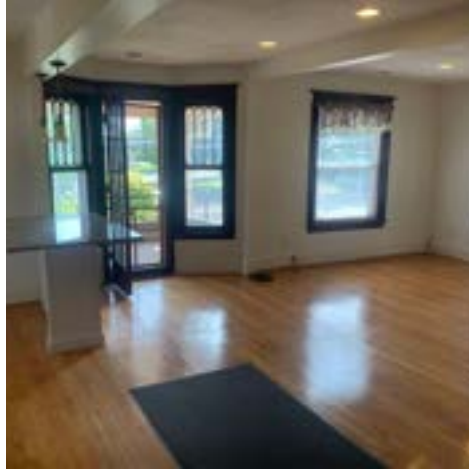
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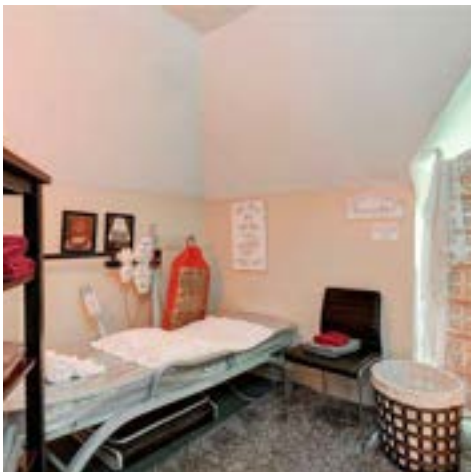
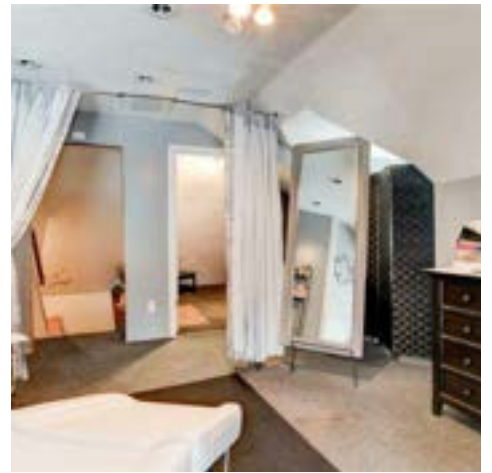


FOUR USABLE LEVELS



# PREVIOUS USES

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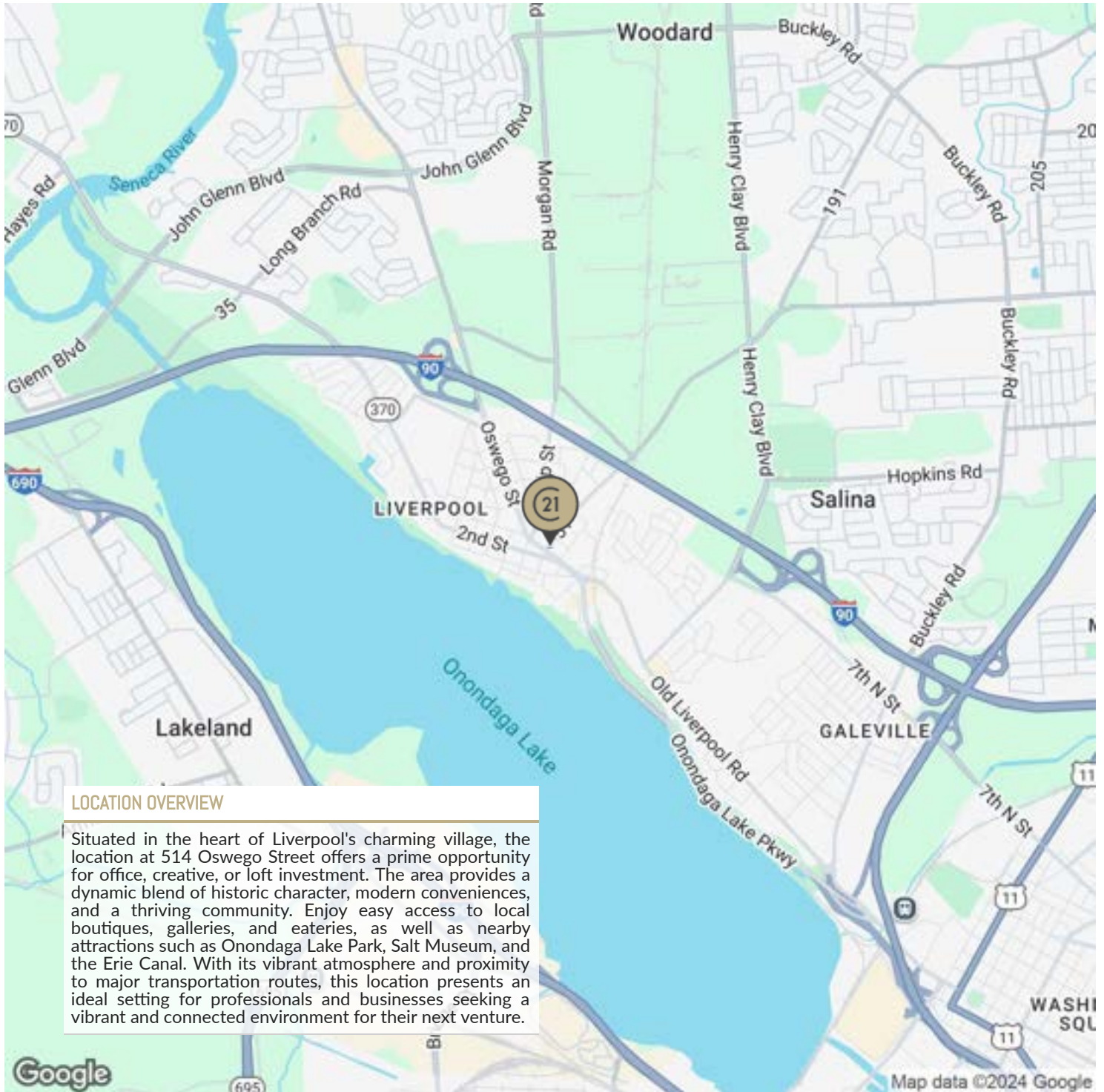
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# MULTI-USE | PRIME VILLAGE OPPORTUNITY

514 Oswego Street, Liverpool, NY 13088



### LOCATION OVERVIEW

Situated in the heart of Liverpool's charming village, the location at 514 Oswego Street offers a prime opportunity for office, creative, or loft investment. The area provides a dynamic blend of historic character, modern conveniences, and a thriving community. Enjoy easy access to local boutiques, galleries, and eateries, as well as nearby attractions such as Onondaga Lake Park, Salt Museum, and the Erie Canal. With its vibrant atmosphere and proximity to major transportation routes, this location presents an ideal setting for professionals and businesses seeking a vibrant and connected environment for their next venture.

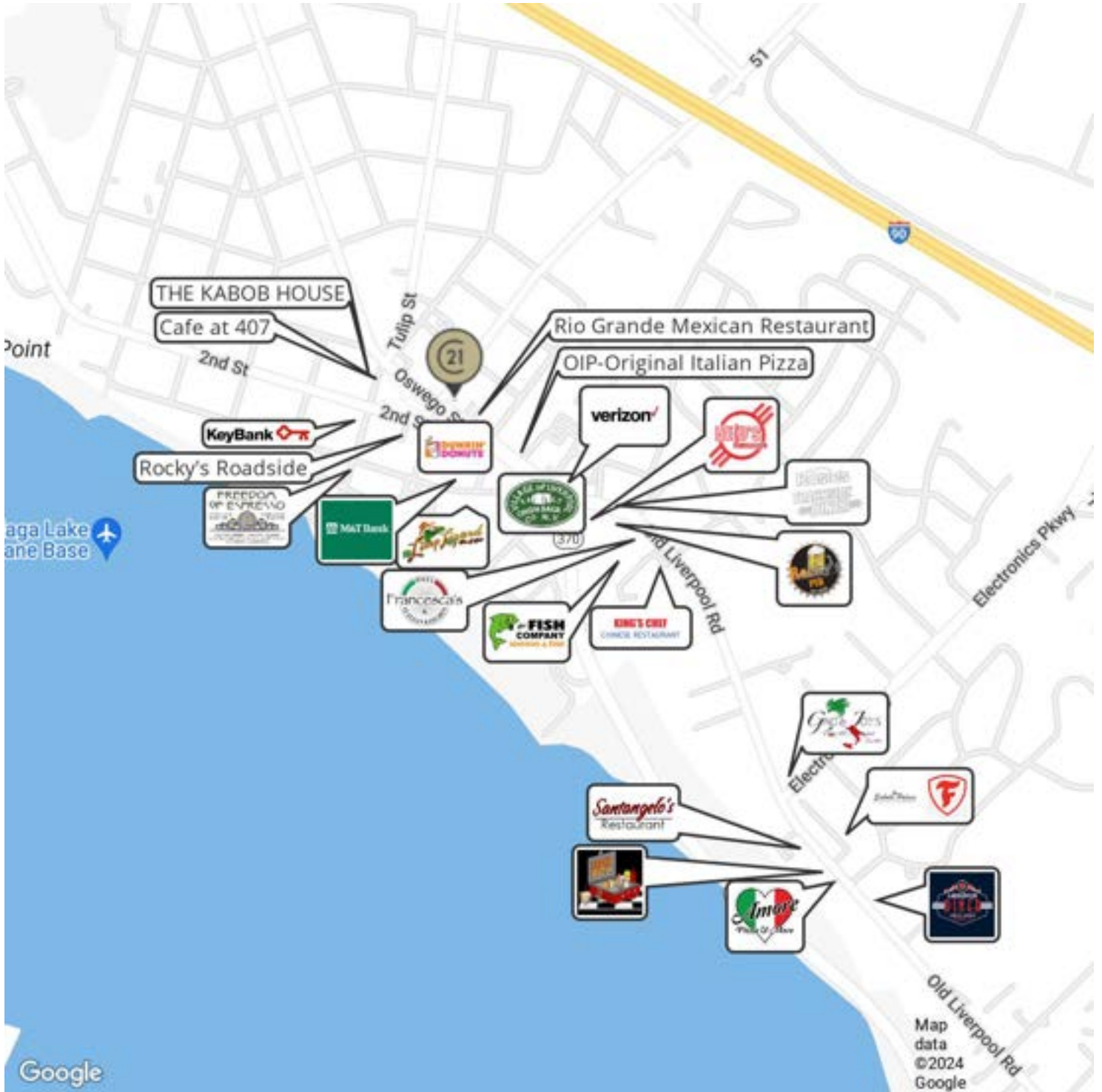
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## Chapter 380. Zoning

### Article VII. B-2 Village Center Business District

#### § 380-39. Purpose.

A. The purpose of the B-2 Village Center Business District, as supported by the vision, goals and objectives of the Village of Liverpool Comprehensive Plan 2025 and the corresponding Downtown Redevelopment Plan,<sup>[1]</sup> is to complement the mixed use Lakeside Business District in use and design while providing greater flexibility in building design. As such, mixed use buildings are encouraged but not mandated. Single-use, single-occupancy buildings are permitted, but consistent in site layout to adjoining uses to encourage an active, pedestrian friendly shopping and family-oriented entertainment environment.

[1] *Editor's Note: The Comprehensive Plan and the Downtown Redevelopment Plan are on file in the Village offices.*

B. The B-2 District supports flexibility in building design to promote compatible development patterns with adjacent residential and mixed-use areas. As mentioned in the Comprehensive Plan, the B-2 District functions as the community's civic center, supporting uses such as Village administrative offices, civic and community organizations, religious institutions, community parks, and a public library. These buildings and parks serve as prominent community symbols and contribute to Liverpool's distinct historic identity and character.

#### § 380-40. Permitted uses.

Uses permitted in the B-2 Village Center Business District shall be as follows:

- A. Mixed use.
- B. Retail businesses.
- C. Offices.
- D. Restaurants, including package-food restaurants but excluding drive-through services.
- E. Funeral homes.
- F. Community centers.
- G. Religious facilities.
- H. Neighborhood services.
- I. Banks, excluding drive-through services.
- J. Planned Unit Development (PUD).
- K. Public facilities.
- L. Buildings and structures accessory to Subsections **A** through **K** above.



## § 380-41. Special permit uses.

Uses permitted upon issuance of a special permit, subject to Article **XIV**, shall be as follows:

- A. Commercial and municipal parking lots and parking structures (including mixed-use parking structures and accessory parking structures).
- B. Banks, including drive-through services.
- C. Care homes.
- D. Hotel.
- E. Two-family (brownstone and/or townhouse only).
- F. Multiple-family (brownstone and/or townhouse only).
- G. Day-care facilities.
- H. Utility structures.
- I. Buildings and structures accessory to Subsection **A** through **H** above.
- J. Restaurants with drive-through services.  
[Added 3-21-2016 by L.L. No. 2-2016]

## § 380-42. Prohibited uses.

Uses prohibited shall be all other uses not enumerated above.

## § 380-43. Lot and structure requirements for mixed-use structures.

As required by the Planning Board. Mixed-use structures are also subject to the requirements of § **380-88D**.

## § 380-45. Supplemental regulations.

Supplemental regulations shall be as follows:

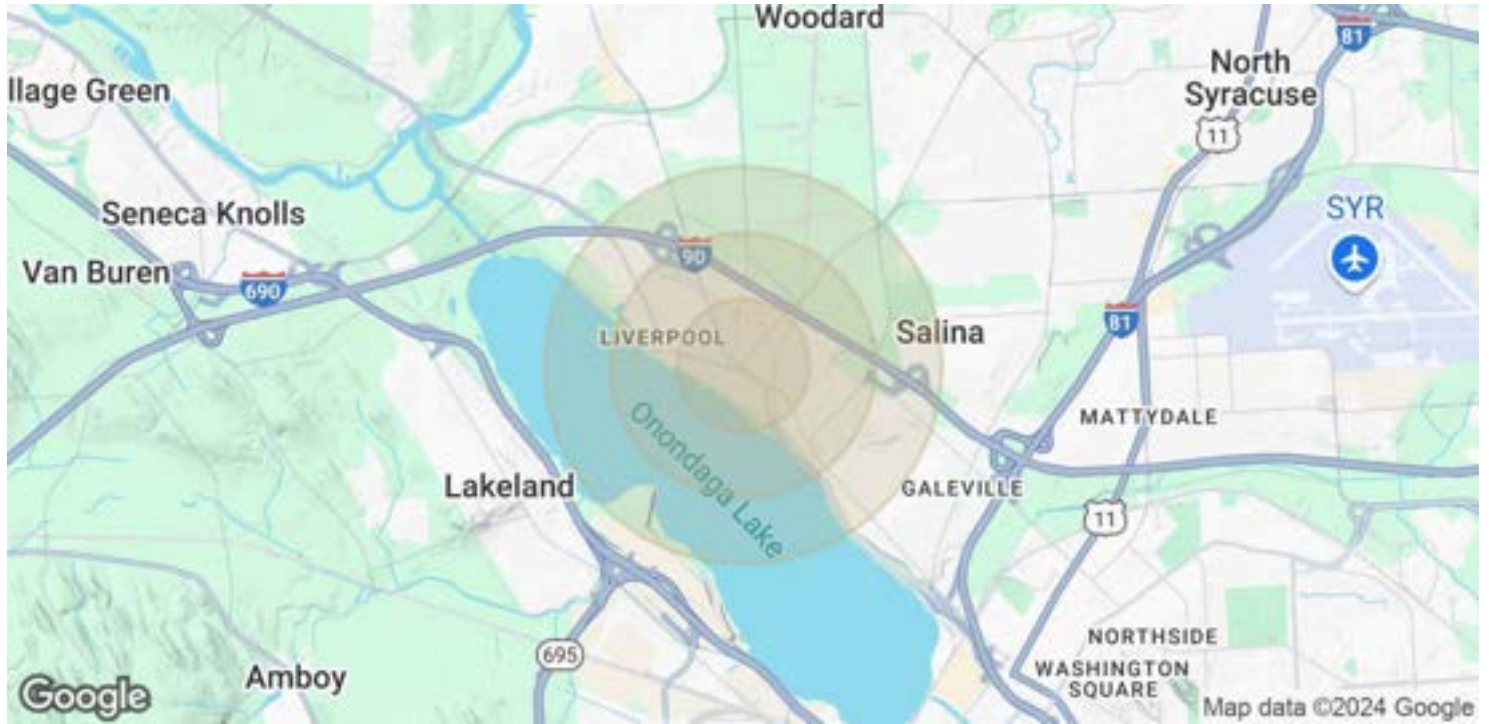
- A. Off-street parking and loading: See Article **XV**.
- B. Signs: See Article **XVI**.
- C. Screening: See § **380-107**.
- D. Physical buffers: See § **380-108**.
- E. Outdoor illumination: See § **380-109**.
- F. Site plan review and special permits: See Article **XIV** and Community Design Handbook.<sup>[1]</sup>

[1] *Editor's Note: The Community Design Handbook is on file in the Village offices.*



# MULTI-USE | PRIME VILLAGE OPPORTUNITY

514 Oswego Street, Liverpool, NY 13088



POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	2,151	6,361	11,404
Average Age	45.1	43.5	43.3
Average Age (Male)	44.7	43.4	41.4
Average Age (Female)	44.5	44.1	45.0
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	1,194	3,518	6,040
# of Persons per HH	1.8	1.8	1.9
Average HH Income	\$59,988	\$63,935	\$64,878
Average House Value	\$146,446	\$126,998	\$124,168

2020 American Community Survey (ACS)

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