

170 Intrepid Lane

Syracuse, NY. 13205

Data Sheet

•2026 Tentative Assessed FMV \$702,115

•Tenancy:

- 100% Occupied.
- Current Tenancy includes Chiropractor & Cardiologist.
- Both 10-yr leases with 5&7 yrs remaining.
- \$17.50 psf average of current rents.
- Both Modified Gross plus Utilities(no base).
- Tenants separately metered.

•Financials

Annual Gross Aggregate Rent \$ 88,440.60

Annual Expenses

Tax	\$ (15,415.00)	2025/2026 Taxes AO 02/10/2026
Common Utils(all)	\$ (3,408.00)	Lot lighting only. Tenants direct.
Landscape & Snow	\$ (5,724.00)	
Insurance Property	\$ (5,959.00)	
Misc - CAM Space	\$ -	
Expenses	\$ (30,506.00)	

Net Income \$ 57,934.60