



New Listing

MLS#: **S1684471** **Commercial/Industrial** **A-Active**
406 Kirkpatrick St List Price: **\$450,000**
County: **Onondaga** Zip: **13208** Acres: **0.15**
Town/City: **Syracuse** Pstl City: **Syracuse** Cross St: **Rt 11**
Area #: **Syracuse City-311500**
Subdivision: Lot Front: **66**
TxMap#: **311500-007-000-0031-001-000-0000** Lot Depth: **99**
Addl TxMap#: Lot Shape: **Rectangular**
City Nghbrhd: **Northside** Lot #: **1**
School Dist: **Syracuse** Gr SqFt: **4,800**
High School: Trans Type: **Sell**
Middle School: Year Built: **1960**
Elem School: Yr Blt Desc: **Existing**
Photo: **38**

Waterfront: **No** Waterfront/Water Island/Name: **No** Riparian Rgts:

Category: **Apartments, Business Opportunity, Commercial, Mixed Use** General Information Tot Units: Office SqFt:

Sale Incl: **Land and Building** # Stories: **2.0** Manuf SqFt:

Type Bldg: # Bldgs: **1** Res SqFt:

Bus Name: Franchise: **No** Retail SqFt:

Bus Type: Avail Prkg: **9** Leased SqFt:

Elec Svc: Mx Ceil Hgt: Wrhse SqFt:

Prop Use: Mx OH Dr: Vacant SqFt:

Location: **Other - See Remarks** Basement: **None**

Floor: Loading: **Dock**

Parking: **9/Common**

Zoning: **COM-1**

Public Remarks: **An opportunity of a lifetime in the city of Syracuse at 406 Kirkpatrick! This mixed-use building offers endless possibilities! Centrally located; close to the hospitals, downtown, the stadium & inner harbor! A commissary kitchen with commercial equipment, useful appliances, freezer & a full shower to clean up! You could host a ghost kitchen, prep catering orders or host your food truck! The massive garage/storage area is heated & offers plenty of space to work on your vehicles! There's a studio apartment on the first floor with kitchenette & full shower! A five-bedroom apartment upstairs features generous sized bedrooms, laundry room & LARGE living area! Both currently house long term Airbnb guests! Already a successful rental, you're walking into immediate cash flow! A parking lot outside has enough room for at least 9 cars! Big ticket items are done for you with new water heater & fully serviced furnaces! Whether you want to house hack or keep the money flowing, this property has so much to offer! Come with an open mind & make 406 Kirkpatrick your future wealth generator for years to come!**

Unbranded VT: [Click Here](#)
Aerial Drone Video:
Virtual Tour 3D:

Directions:

Utilities Information

HVAC Type: **AC-Central, Forced Air** Sewer/Water: **Public Sewer Connected**

HVAC Fuel: **3 Phase, Gas** Boiler Type:

Electric: Insulation: **Fiberglass Insulation**

Energy Eqpt: **None** Septic Location:

Type of Well: Well Location:

Grn Bld Vr Type:

Grn Indoor Air Q:

Grn Water Cnsrv:

Additional Information

Living Qtrrs: **Yes/Apartment**

Available Docs: **Certificate Of Occupancy, Lease/Sublease**

Bldg Misc: **Bays, Furniture/Equipment, Garage**

Public Trans: **1 Block** Constr Mtrls: **Brick**

Total # Residential Units: **2** Roof: **Architectural Shingles, Rubber Membrane**

Studio: **1** Docks: Yrs Estb:

1 Bed: Rooms: Seat Cap:

2 Bed: Trk Bays: Accessibility:

3 Bed: Employees: Seller Desires:

Financial Information

Possible Fin: **Cash, Commercial Loan, Conventional** Type of Sale: **Normal**

1st Mtg Bal: **\$0** Equity: **\$450,000** Town/Cnty Tax: **\$1,539**

2nd Mrt Bal: **\$0** Tax Info: City/Vil Tax: **\$1,228**

Assess Val: **\$93,500** Annl Spc Assess: **\$0** School Tax: **\$1,703**

Gross Annl Inc: Net Op Income: Total Taxes: **\$4,470**

Annl Op Exp: Sale Price: DOM: **6**

Inc/Exp Info: **Projected** MLS#: **S1684471**

Op Exp Incl: **Other - See Remarks**

Closed Date: