


FOR SALE

FORMER FUNERAL HOME – REDEVELOPMENT OPPORTUNITY

Property Highlights

- Former funeral home with second floor apartment and detached garage
- Funeral home operations on the first level and basement
- 7,774± sq. ft. for both structures per County records.
- 0.4073± acre corner lot at State Fair Blvd
- Zoned MX-1 Urban Neighborhood
- Easy access to Tipp Hill Neighborhood/Camillus/Downtown Syracuse as well as Inner Harbor/Destiny USA, I-690 and I-81
- Great visibility at signalized intersection
- 27± parking spots
- Building heated with multiple forced air furnaces
- Air conditioning on the first floor only
- Heated sidewalk at front entrance
- Apartment has master suite with full bath, two bedrooms with shared full bath, kitchen, living room, dining room and full attic

Demographic	1 Mile	3 Miles	7 Miles
Population	10,369	116,452	295,307
Households	4,976	48,133	125,362
Average H.H. Income	\$65,297	\$72,426	\$89,074
Daytime Employees	9,880	97,921	192,329

Source: ESRI Business Analyst 2025

Traffic Counts

West Genesee Street	14,861 AADT
State Fair Blvd	3,858 AADT

Source: NYS DOT 2024

EXCLUSIVE CONTACT

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Associate Real Estate Broker

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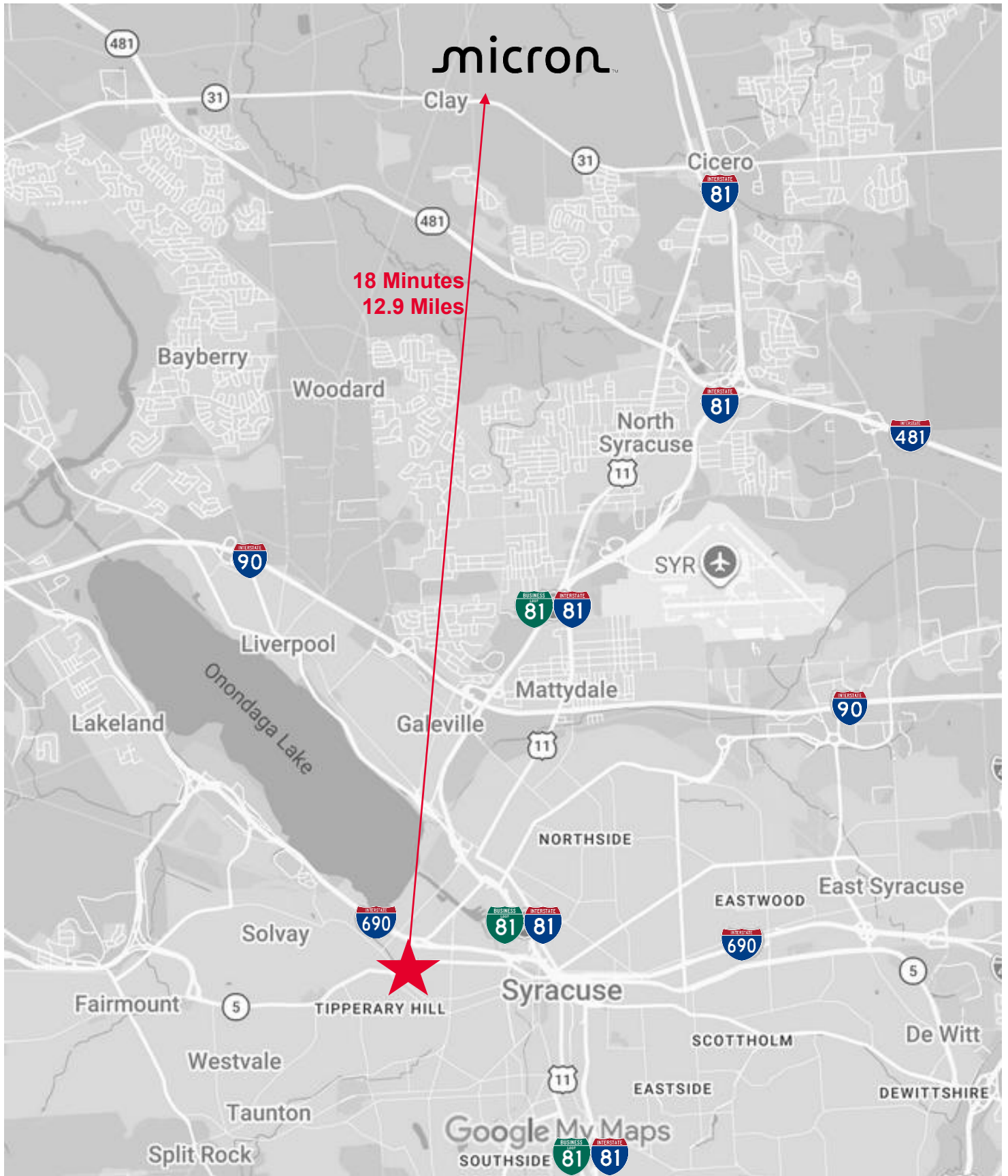
jmacknight@pyramidbrokerage.com

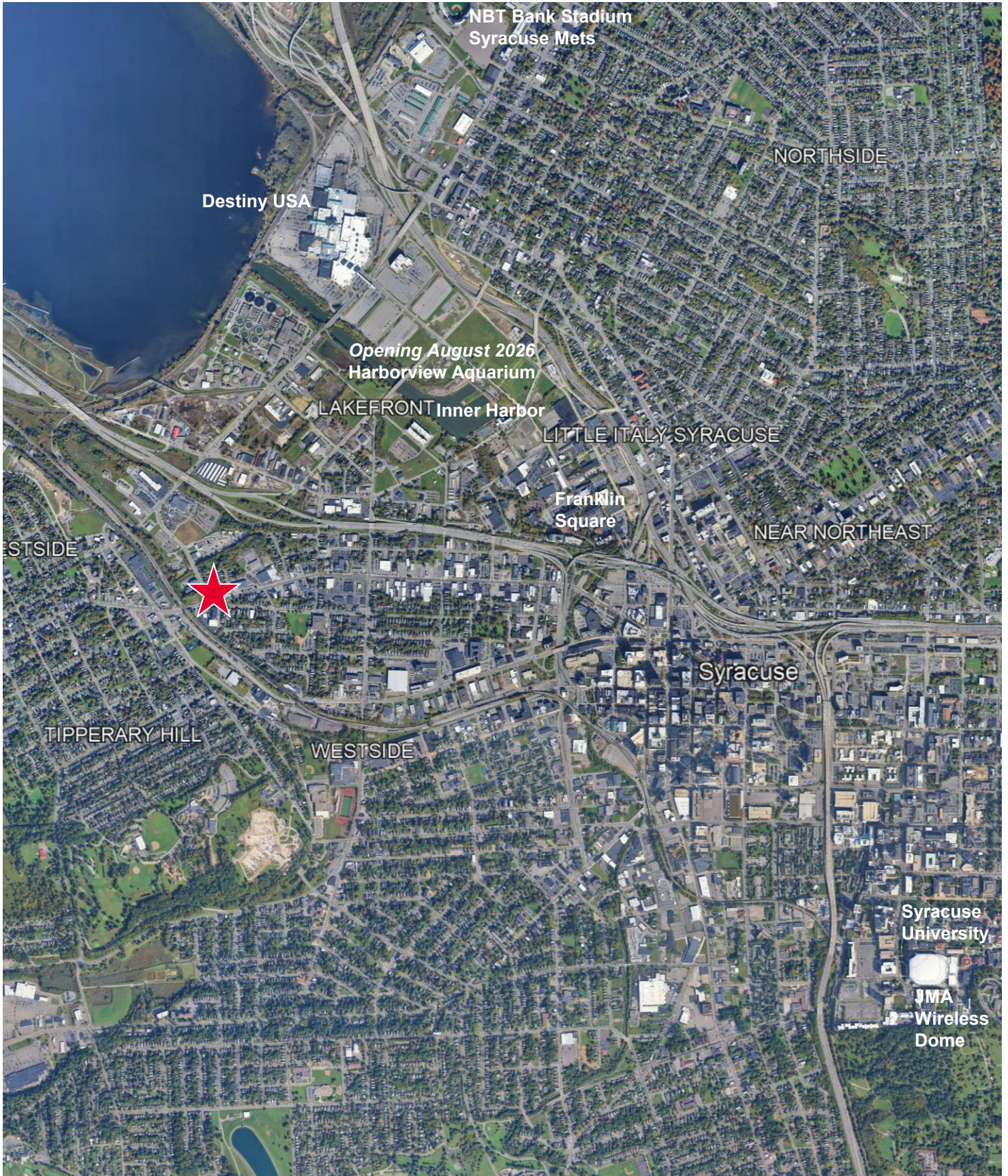
5845 Widewaters Parkway, Suite 200

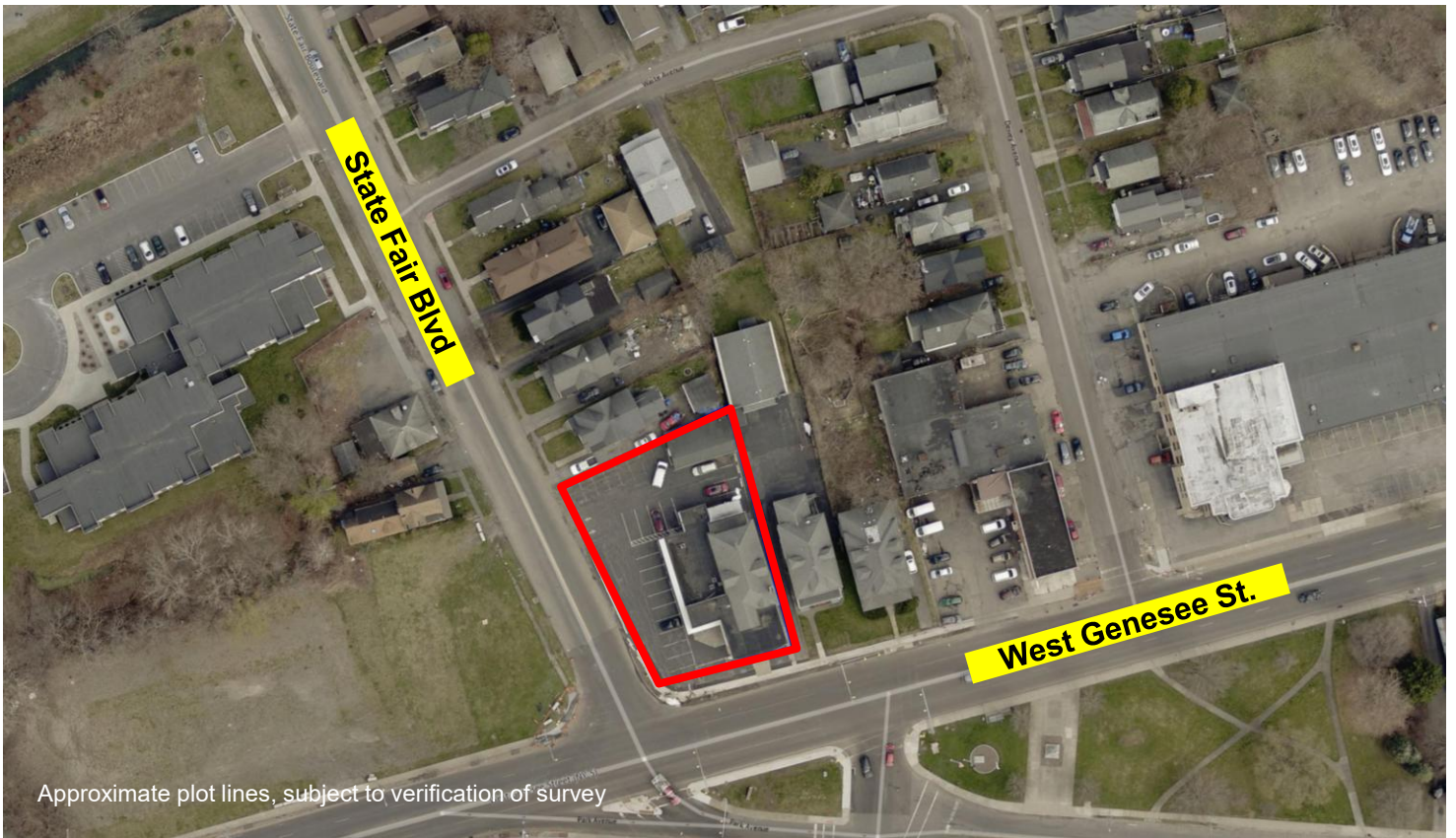
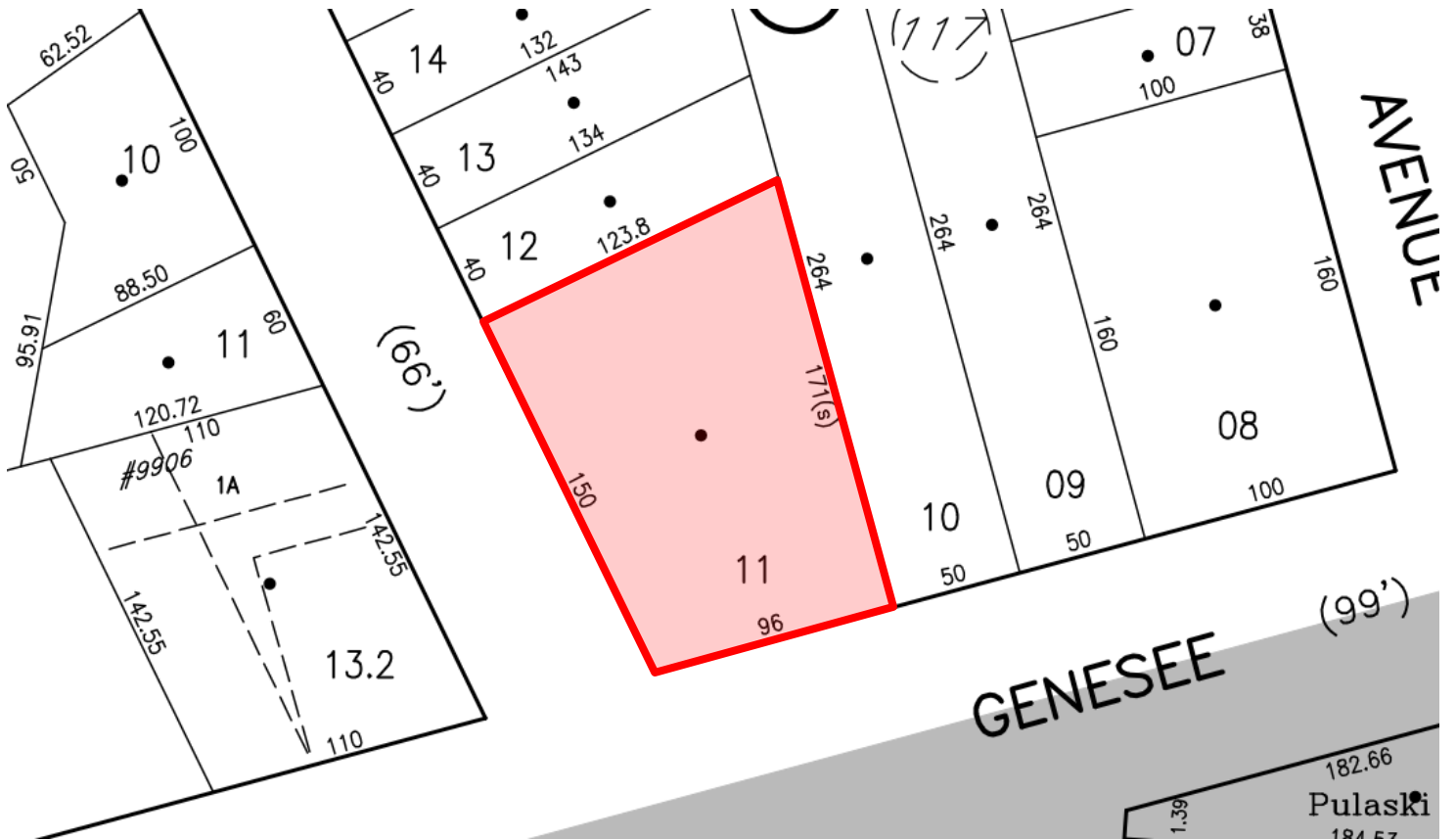
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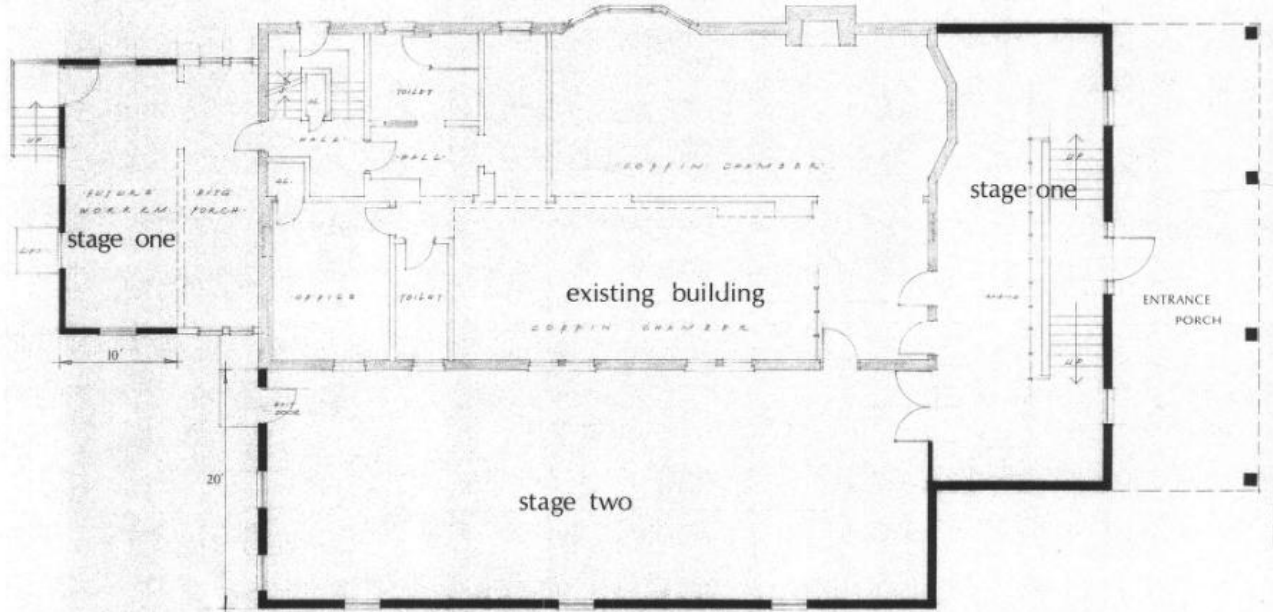




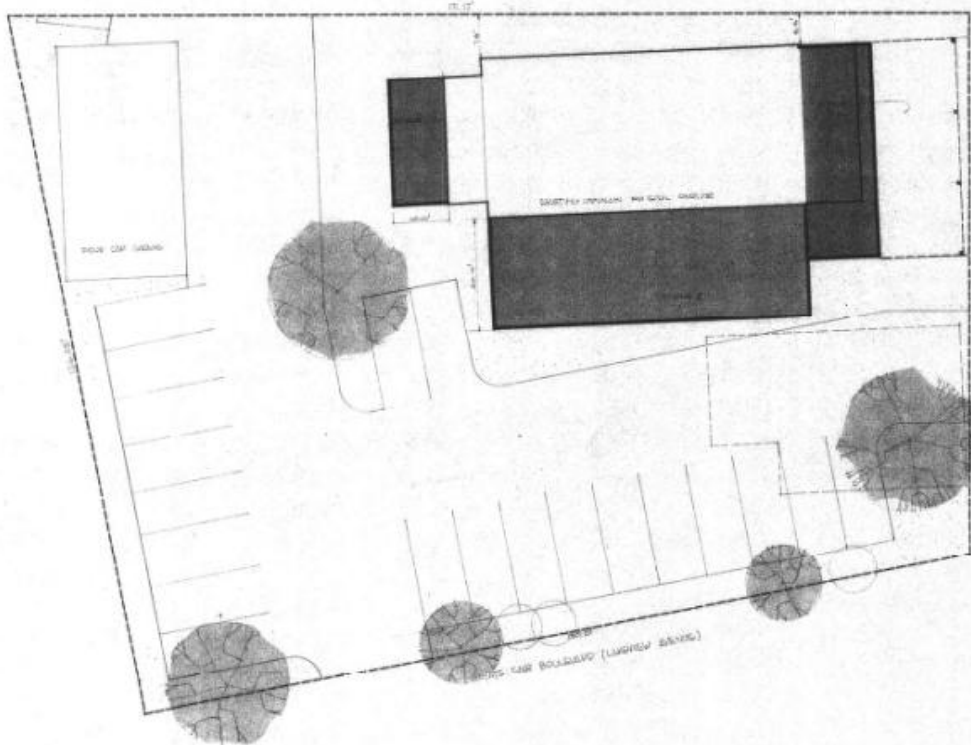
Approximate plot lines, subject to verification of survey







ground floor plan



site plan