



**CUSHMAN &
WAKEFIELD**



**Pyramid Brokerage
Company**

**500 Brookford Road
Syracuse, New York 13224**



FOR SALE

UNIQUE REDEVELOPMENT OPPORTUNITY

Property Highlights

- 25,871± sq. ft., 3 - 4 story retreat center on 6.15± acres
- Facility consists of former Lipe Mansion (late 1920s) and a 1953 dormitory style addition, renovated in 1985
- 60+ bedrooms, multiple conference rooms, offices, kitchens throughout
- ADA accessible to two levels
- Property in City of Syracuse and Town of DeWitt with Residential 1 (R-1) and Residential Two (R-2) zoning, respectively
- Property in very good condition with multiple upgrades and maintenance of campus
- Property near Syracuse University and Le Moyne College, Downtown Syracuse, hospitals and numerous businesses yet property nestled in picturesque surroundings
- Easy access to area highways



Approximate plot lines, subject to verification of survey

EXCLUSIVE CONTACT

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Dormitory Style Wing



Retreat Center Entrance



Large Meeting Room



Main House Top Floor Bedroom



Dining Room



Back Main Building Garage & Parking Area

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