


**FOR SALE**

# MIXED USE – REDEVELOPMENT OPPORTUNITY

## Property Highlights

- Commercial space on first floor and basement with second floor apartment and detached garage
- Signalized intersection
- 7,774± sq. ft. for both structures per County records.
- 0.4073± acre corner lot
- 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
- Very visible and prominent location at West Genesee Street and State Fair Blvd.
- 27± parking spots
- Service lift serves first and basement levels
- 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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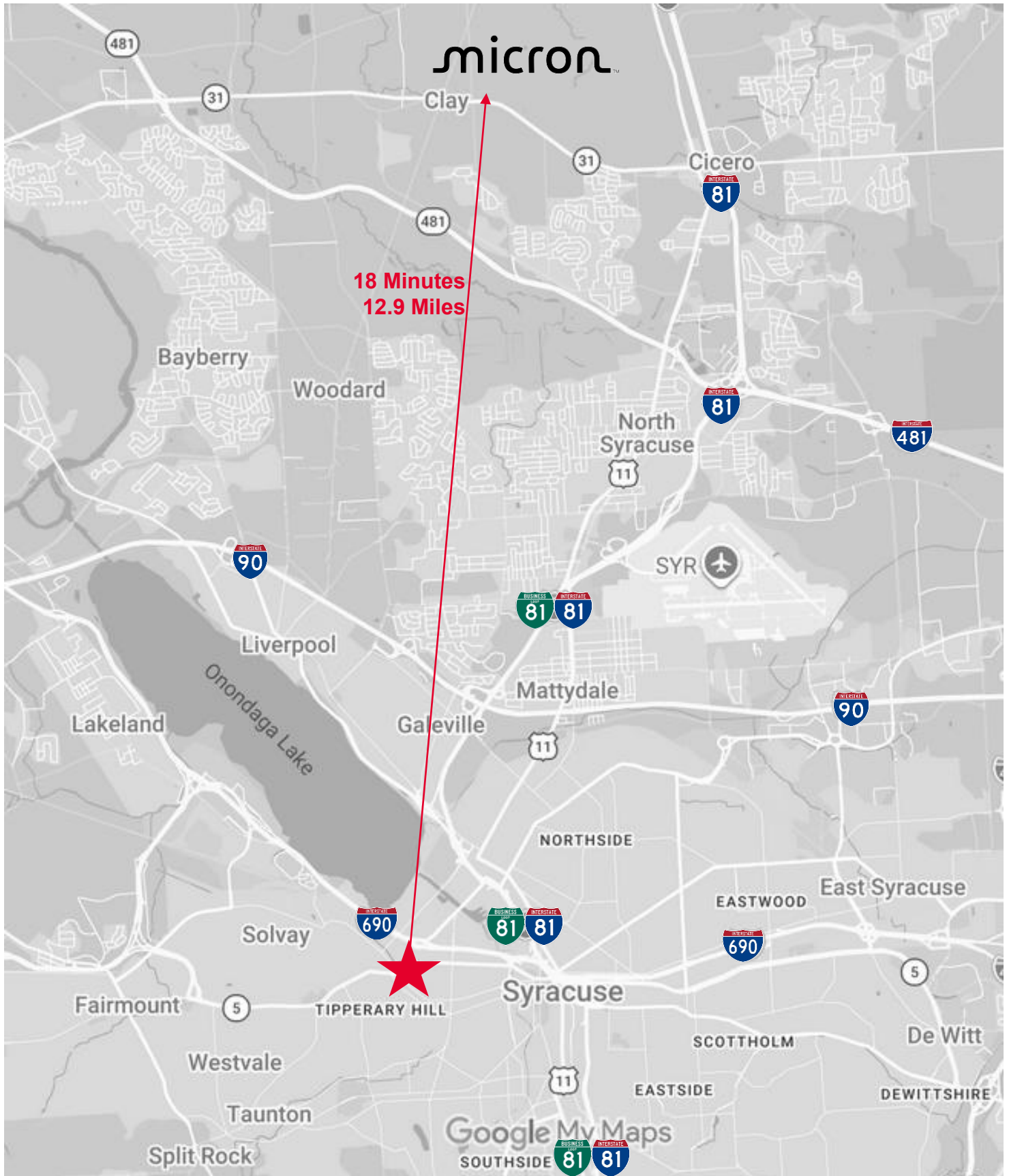


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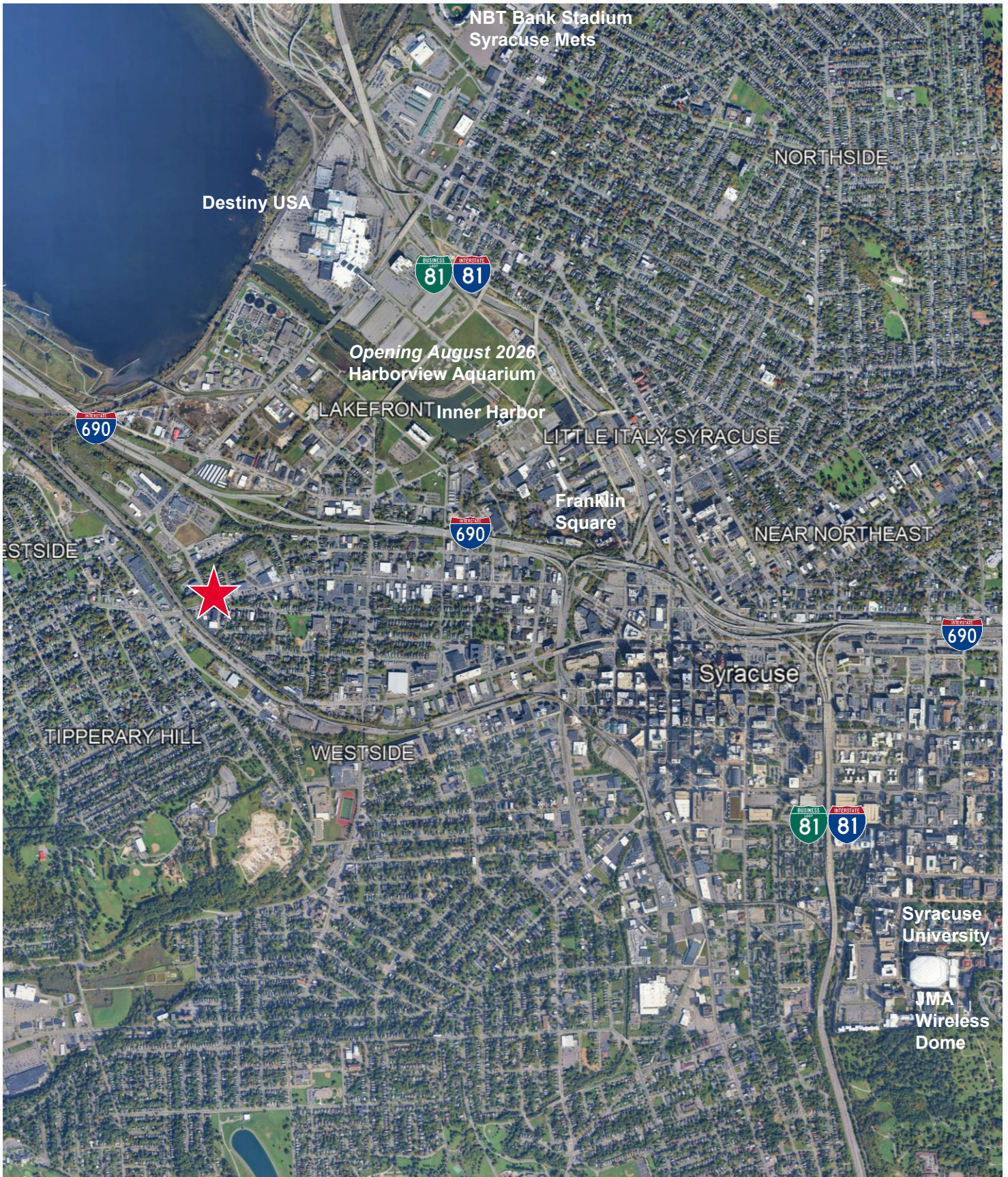
Pyramid Brokerage  
Company

1320 West Genesee Street  
Syracuse, New York 13204



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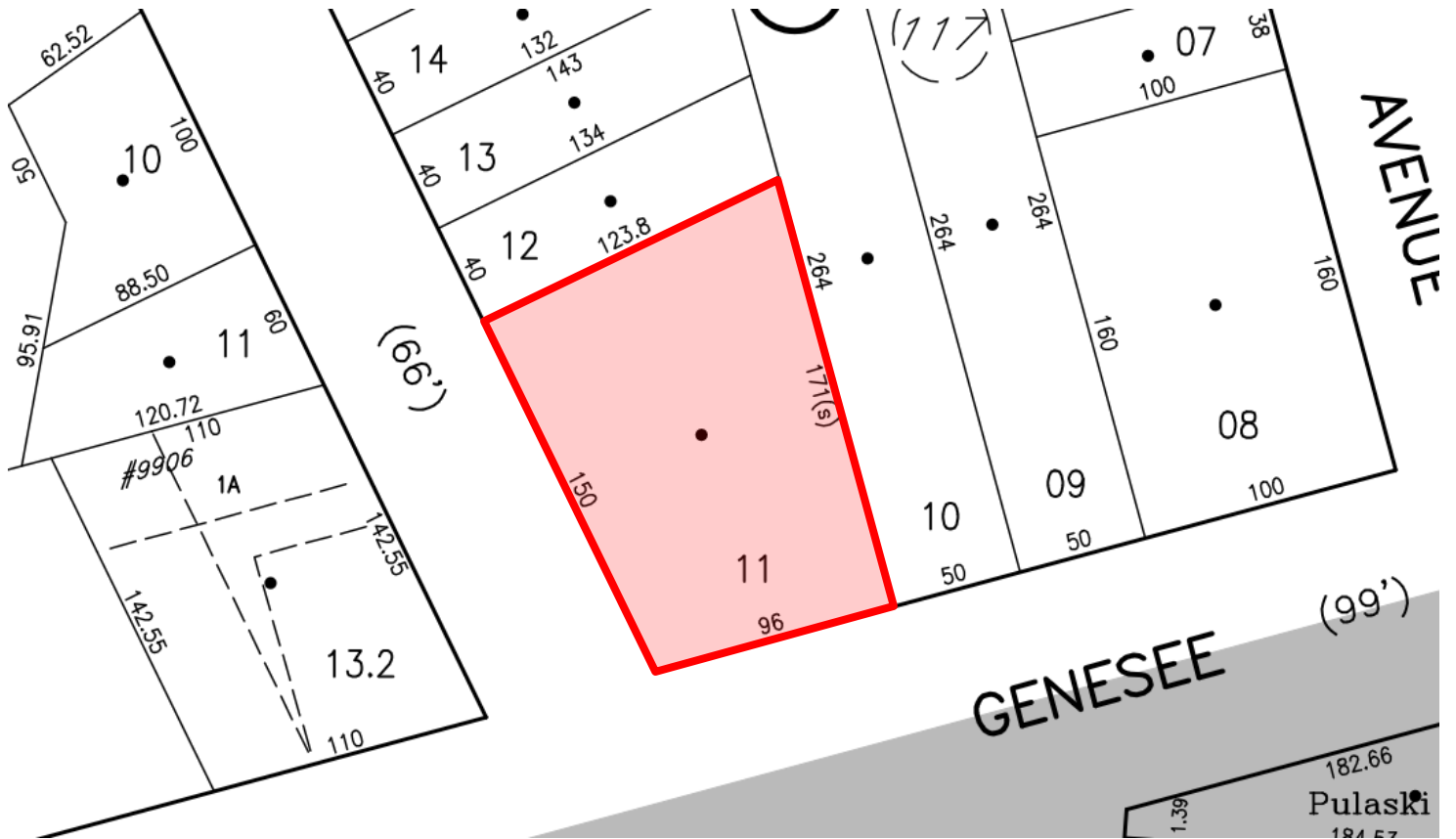


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**Detached Garage**



**Main Entrance**



**Large Gathering Room**



**Smaller Gathering Room #1**



**Smaller Gathering Room #2**



**Smaller Room #2 and Main Entrance**



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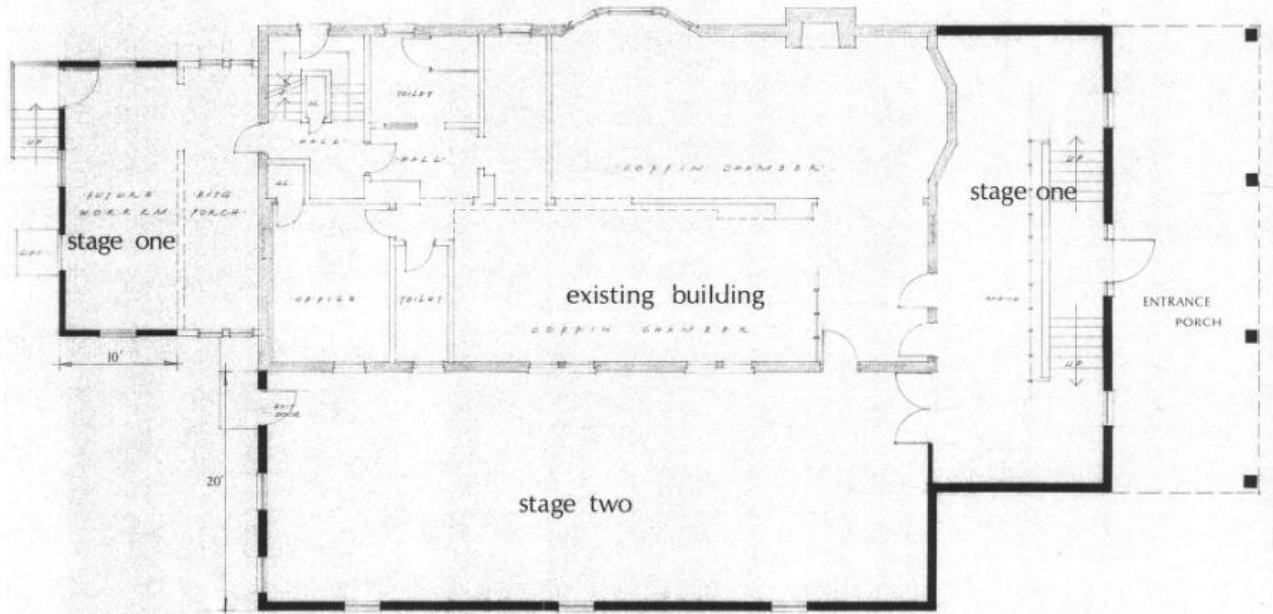


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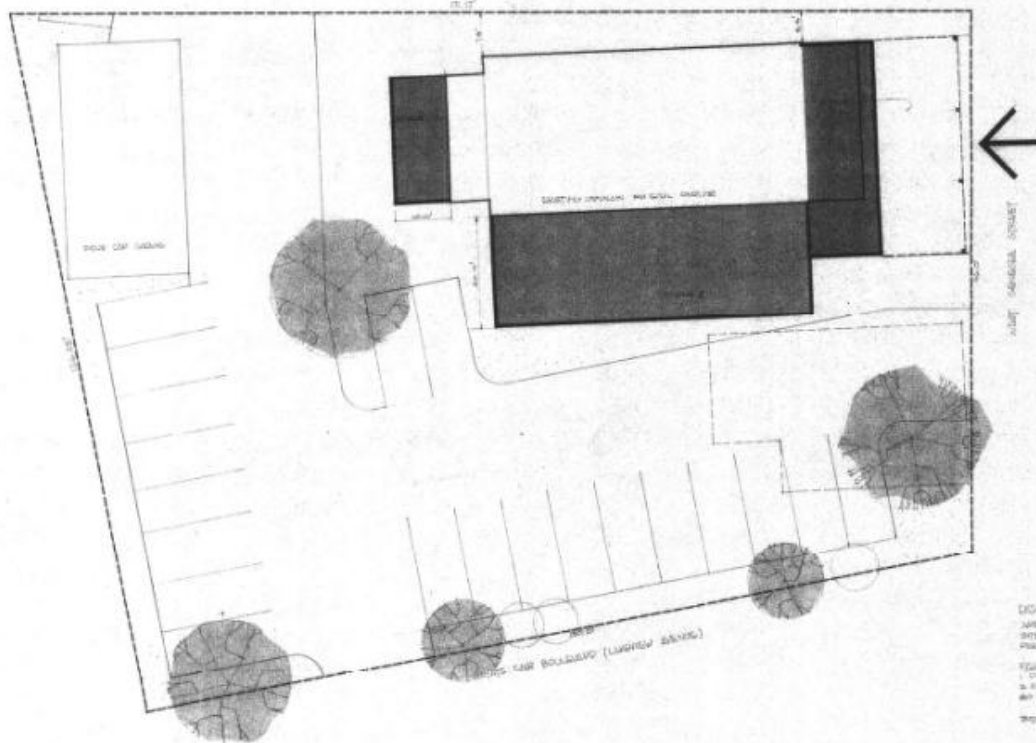


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ground floor plan



site plan