


FOR SALE

38,000± SF TWO-STORY BUILDING

Property Highlights

- Former office building primed for residential redevelopment
- Abatement and selective demolition completed
- Buildout-ready with key predevelopment work already in place
- Opportunity to develop 31-32 multifamily apartments with 51 parking spaces
- Potential eligibility for tax incentives and grant funding
- Unique on-site rooftop parking amenity
- Strategic location near St. Joseph's Hospital, Syracuse University, and Downtown Syracuse

Demographic	1 Mile	3 Miles	5 Miles
Population	28,941	147,669	225,048
Households	13,495	60,811	94,806
Average H.H. Income	\$62,060	\$73,380	\$85,970
Daytime Employees	44,304	110,427	169,207

Source: ESRI Business Analyst 2026

Traffic Counts

James Street 14,316 AADT

Source: NYS DOT 2025

EXCLUSIVE CONTACT

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James Street at McBride Street Rendering

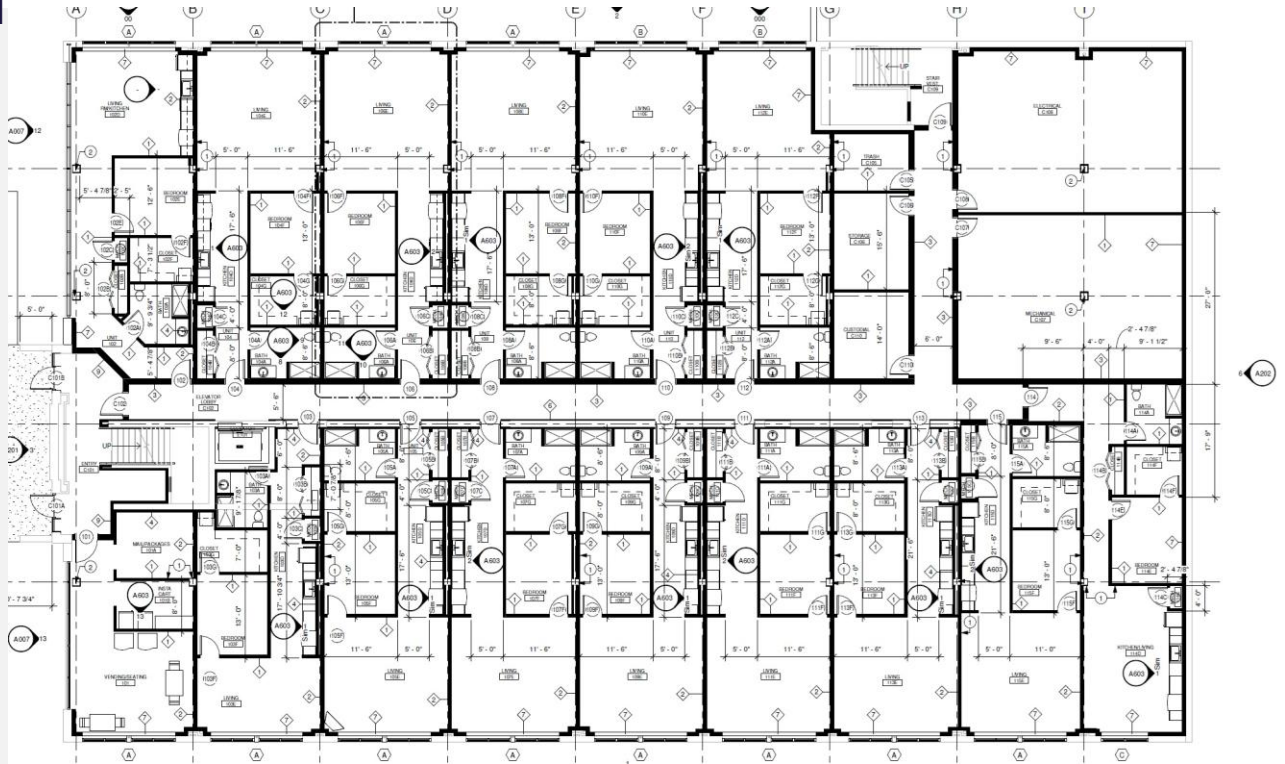


Rooftop parking plan

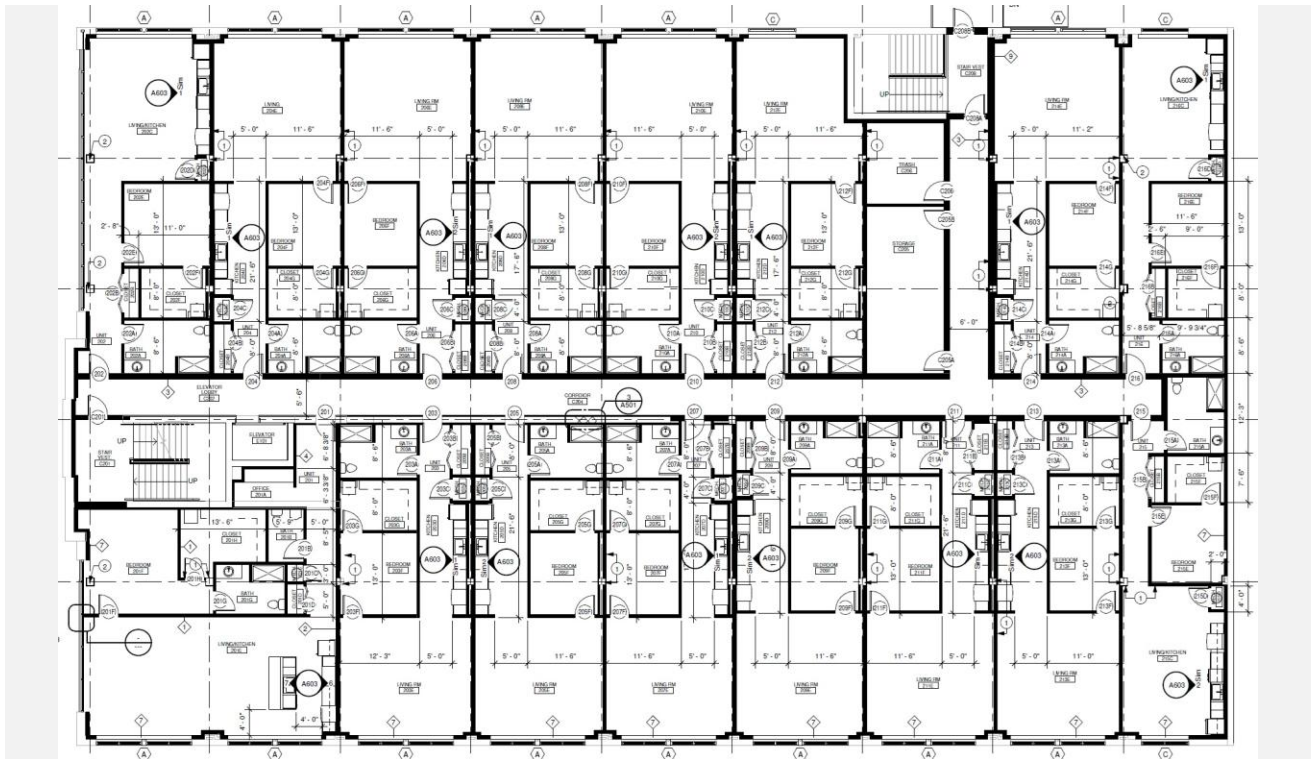


Potential Apartment Layout

Floor 1

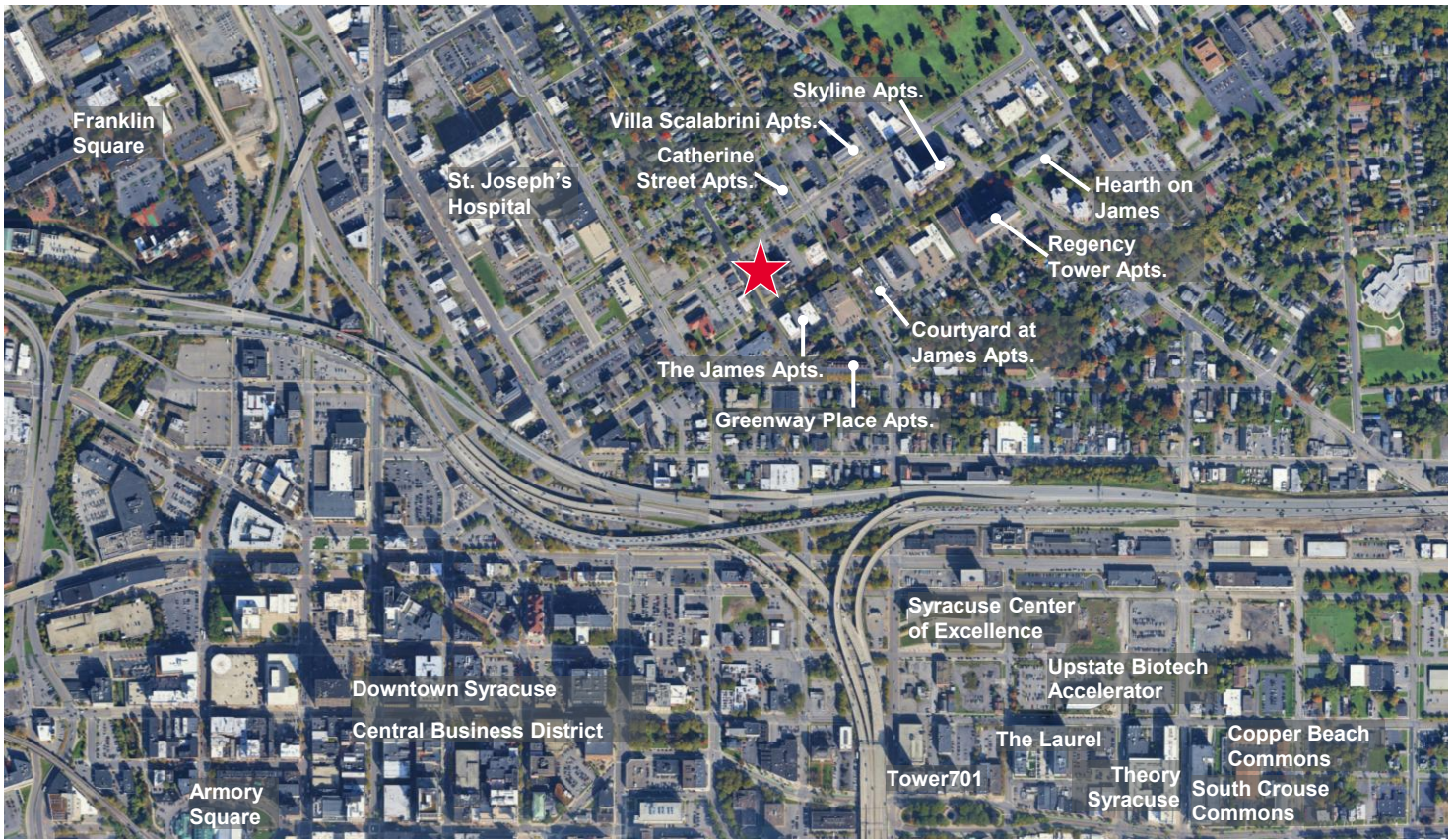


Floor 2





Address
City, State Zip



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