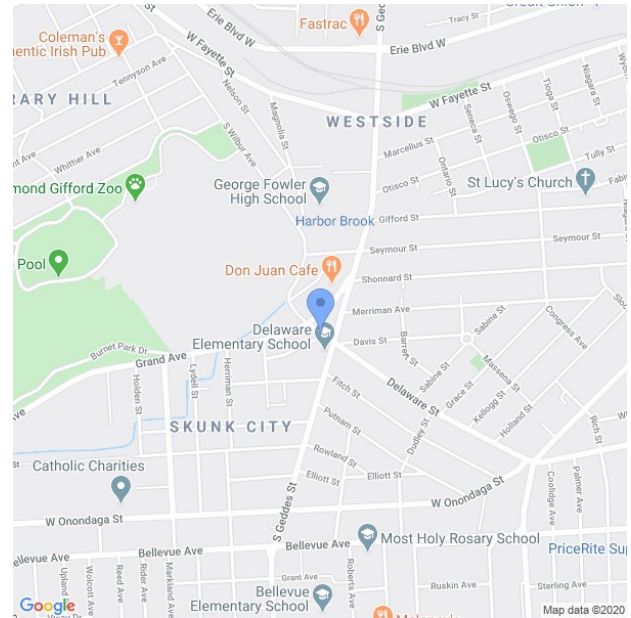


High Traffic Corner!

635 DELAWARE ST, SYRACUSE, NEW YORK 13204



COMMERCIAL • RETAIL • FOR SALE OR LEASE



SALE PRICE **\$169,000**
LEASE RATE **\$20.11 /SQFT MN**
SALE TYPE **OWNER USER**
CLASS **C**
YEAR BUILT **1940**
STORIES **1**

GROSS BLDG **1,044 SQFT**
TOTAL AVAIL **1,044 SQFT**
AVAIL **1,044 TO 0 SQFT**
LAND AREA **.1 ACRES**

IMPROVEMENTS

GAS STATION WITH 3 4000 GALLON TANKS WITH FIBERGLASS AND DISPENSERS. SERVICE AREA HAS BEEN CONVERTED FOR C-STORE USE WITH NEW GLASS FRONT. HIGH TRAFFIC AND VISIBILITY. CLEAN HISTORY WITH DEC AND ALL TANKS AND PIPING IN COMPLIANCE. LOCATED AT THE BUSY INTERSECTION OF GRAND AVE AND DELAWARE STREETS JUST ONE BLOCK OFF S GEDDES ST.

MARKET **SYRACUSE**

- Highly Visible Corner Location!
- Fully Remodeled
- New Windows, Doors, Furnace, Electrical & More
- Ideal For Many Uses
- Salon, Professional Offices, Barbershop and More...
- Centrally Located With Easy Highway Access
- Close To Downtown and many Local Neighborhoods
- For Sale or For Lease
- For Lease or For Sale

Tom Lischak

Broker

Bridgeway Commercial Realty, LLC

NY #10491204314

☎ (315) 928-1500

☎ (315) 430-0443

✉ tom@bridgewaycr.com



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