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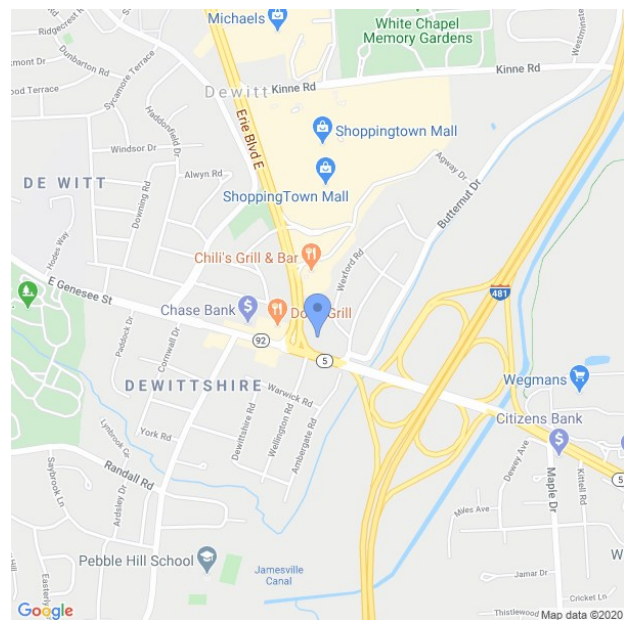
Dewitt Investment Opportunity

4603-4605 EAST GENESEE STREET, DEWITT, NEW YORK 13214



COMMERCIAL • RETAIL • FOR SALE

East Genesee Street Package



SALE PRICE \$1,600,000
SALE TYPE INVESTMENT
ZONING BUSINESS TRANSITIONSL
BLDG TYPE MULTI-TENANT
VACANCY 55%

ANNUAL TAXES \$27,287.95
GROSS BLDG 6,770 SQFT
LAND AREA 1.57 ACRES
FRONTAGE ON ERIE BOULEVARD (170.5 LF) 26,960 AADT AND EAST GENESEE STREET (357.01 LF) 35,160 AADT
IMPROVEMENTS MARKET EAST
SUB-MARKET DEWITT

- NNN Investment • Two Buildings • 3,722 SF Dental Office • Long Term Lease in Place
- 3,048 SF Former Restaurant • Total 1.57 Acres • Children's Dental Services • Prime East Side Location
- Excellent Development Potential

Rare opportunity to Own a Prime Corner in the Eastern Suburbs of Syracuse, New York. This sale includes a former 3,048+/- SF restaurant situated on a .75+/- acre parcel which can easily be converted to many other uses. The adjacent 3,722+/- SF dental office building is fully leased to a well established children's dental care practice and is situated on a

.82+/- acre parcel with 26 car parking. The total acreage of the combined properties is 1.57 +/- acres with both buildings totaling 6,770+/- sf. A prime development site with immediate cash flow from the current tenant in an incredibly desirable high traffic area.

Prime Corner, E Genesee St. & Erie Blvd. Great traffic counts on both E. Genesee Street and Erie Blvd. East. Site has Excellent Visibility and Close to Major Highways. Located directly off of Route 481 Dewitt exit on highly trafficked East Genesee Street. At the intersection of East Genesee Street and Erie Boulevard East.

DeWitt is a town in Onondaga County, New York, USA. As of the 2010 census, the town's population was 25,838. An eastern suburb of Syracuse, DeWitt also is "the site of most of the campus and all of the academic buildings of LeMoyne College". Wikipedia