

FOR SALE | INVESTMENT

1001 N. State St., Syracuse, NY 13208



PROPERTY FEATURES

- Over 31,000+/- SF of industrial space located right off of I-81
- Current tenant—County Wide Appliance
- Billboard over looking I-81 for additional income on the parcel
- Gross income of \$41,000 with tenant and billboard
- Over 13.5% capitalization rate at \$200,000 asking price
- Roof over the majority of the structure 10 years old; roof over garage portion just one year old

CONTACT EXCLUSIVE AGENT:

Matthew Buroni

Real Estate Salesperson

Mobile 508.505.0278 mburoni@suttoncos.com

SUTTON REAL ESTATE COMPANY

525 Plum Street, Suite 100 Syracuse, New York 13204 315.424.1111 www.suttoncos.com

All information contained herein is from sources deemed reliable and is submitted subjected to errors, omissions, changes in price or other conditions, prior sale, leasing without notice. Principals should not rely solely upon the information contained herein.



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