

AVAILABLE

750 JAMES STREET
SYRACUSE NEW YORK



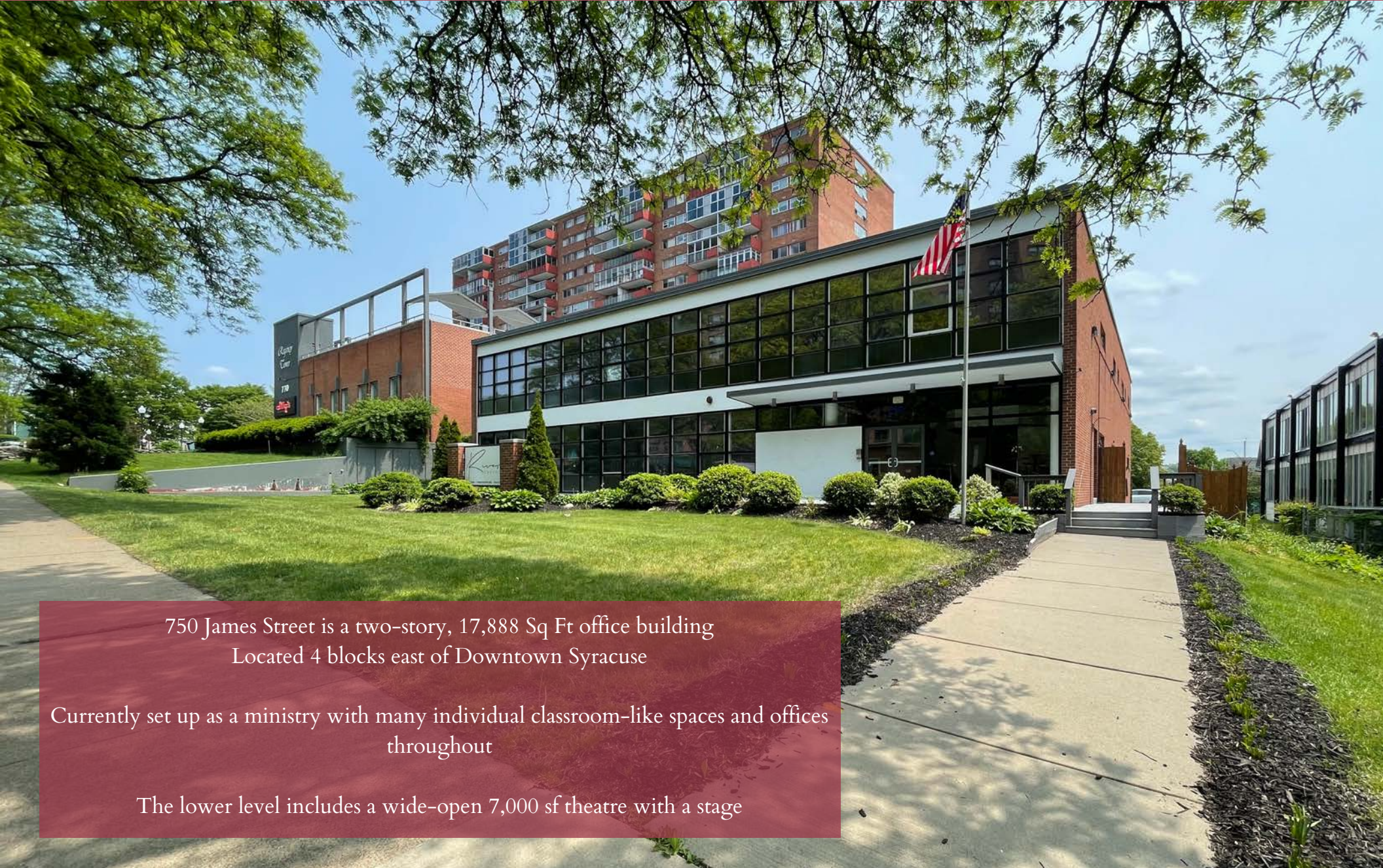
EXCLUSIVELY REPRESENTED BY

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University Hill Realty, LTD.
500 Westcott Street
Syracuse, New York 13210

750 JAMES STREET SYRACUSE NEW YORK




750 James Street is a two-story, 17,888 Sq Ft office building
Located 4 blocks east of Downtown Syracuse


Currently set up as a ministry with many individual classroom-like spaces and offices throughout

The lower level includes a wide-open 7,000 sf theatre with a stage

750 JAMES STREET SYRACUSE NEW YORK



750 James Street
17,888 Total Sq Ft over two levels
Parking for 52 vehicles
0.62 / Acre lot size
103.5 x 264 / 27,325 Sq Ft Lot Area
Tax ID: 018.-01-05.0



410 - 416 Howard Street
Parking for 23 vehicles
.20 / Acre lot size
109.6 x 78.5 / 8,595 Sq Ft Lot Area
Tax ID: 018.-10-21.0

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The sale of 750 James Street includes a .20 Acre, 23-vehicle parking lot located at 410- 416 Howard Street.

Numerous medical offices and care facilities surround this corridor of James Street, and the building is flexible to suit almost any need.

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750 James Street is a reinforced concrete structure with 20' x 21' bays supporting a 7" flat slab floor system. North and south-facing facades consist mainly of glass curtain walls, while east and west exterior walls appear to be brick-faced masonry with intermittent window openings. The building is in pristine condition with little to no deferred maintenance.

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Open Floor Plans

21 feet between columns

14 ft ceilings

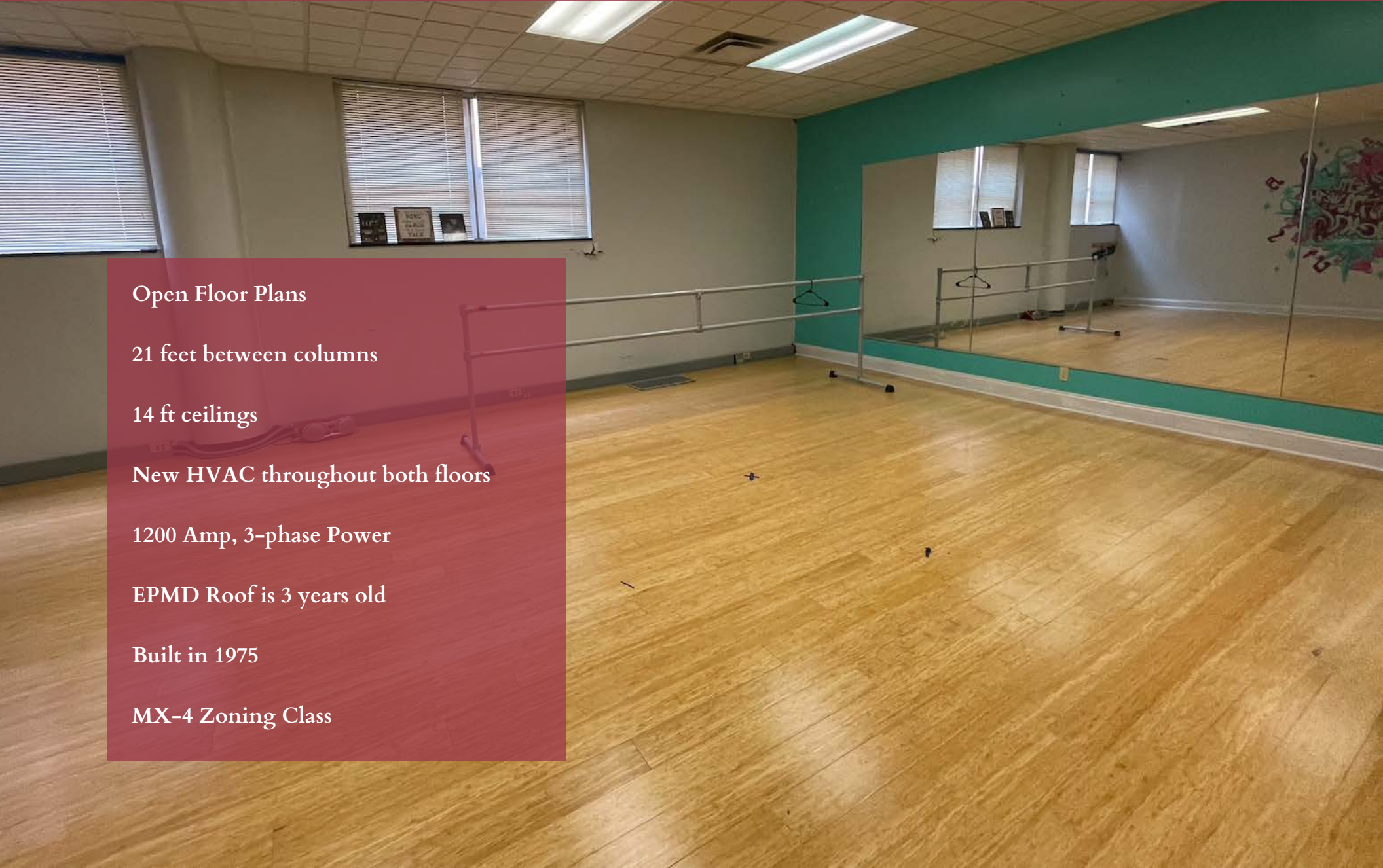
New HVAC throughout both floors

1200 Amp, 3-phase Power

EPMD Roof is 3 years old

Built in 1975

MX-4 Zoning Class



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Extremely Solid & Overbuilt Building

Full Basement

4 ADA Restrooms

Faculty area w/ kitchen

Sprinkler System

Security System

Located in an Opportunity Zone

Cafe

today's menu

☒ coffee	☒ hotdogs:
hot /iced 2.	single 2.
baked goods:	combo 4 ⁹⁹
cupcakes 50c	☒ sides ☒ chips ☒ bun/mayo

>> Syrups are included
in price of coffee











PRICE UPON REQUEST

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Seller is a New York State licensed Real Estate Broker