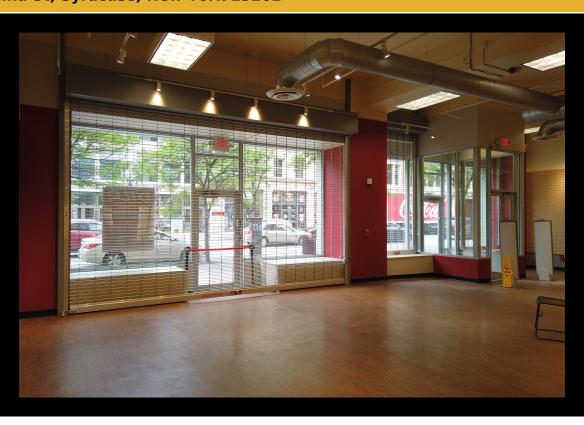
## For Lease - 2200 Sf Retail Space In Downtown Syracuse, Ny 317 Salina St -\$3,758.33/Month or \$1.71/SF/Month 317 S Salina St, Syracuse, New York 13202



## **Listing Contact - 1**



**Todd Drowlette** 24 Aviation Road, Suite 202, Albany, New York 12205 Work: 518-400-0668 x 702

# **TITAN Commercial Realty Group**



### **Description**

HIGH POPULATION DENSITY RETAIL LOCATION IN DOWNTOWN, SYRACUSE, NEW YORK. MARKET RATE APARTMENTS LOCATED ON UPPER FLOORS. FORMERLY OCCUPIED BY SNEAKER STORE, VILLA. AVAILABLE SPACE: ~ 5,280 SF ON THE FIRST FLOOR. TRAFFIC COUNT: 10,574 AADT. ASKING: \$20.00 PSF NNN. NNN: \$5.50 PSF (TAXES \$3.15 PSF, INS. \$2.35 PSF)

Basic Information		
Lease Price:	\$1.71	
Property Type:	Mixed Use	
Available Space:	2200.0 SF	
Total Building:	20,000 SF	
Lot Size:	0.3 Acres	
REB Listing ID:	COM73	

Details				
Listing Details		Structu	Structure Details	
Lot Size:	0.3 Acres	Stories:	4	
Street Frontage:	60.0	Units:	20	
Ceiling Height:	12 Feet	Loading Docks:	0	
Year Built:		Overhead Doors:	0	
Parking Spaces:	0	Elevators:	1	
Zoning:	MIXED USE	HVAC:	Natural Gas	
Sign on Property:	Yes	Power Amps:	200	
		Power Phase:	1	
		Heat:	Gas	
		Sprinkler:	None	
		Roof:	Rubber	
		Sanitary System:	Sewer	
		Water:	Public	
		Condition:	Excellent	

<sup>\*</sup>No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.