

**Pei Lin Huang and The Pei Lin Team**  
**NYS Licensed Broker Associate**  
**Keller Williams Realty Syracuse**  
*"Let our experience bring you home!"*



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New Listing

MLS#: S1055671 Multi-Family Res (2-4) units **A-Active**  
1029 Ackerman Ave # 31 List Price: \$235,000  
 County: Onondaga Zip: 13210 Acres: 0.12  
 Town: Syracuse Pstl City: Syracuse Cross St: Broad  
 Area #: Syracuse City-311500  
 Subdivision: Lot Front: 40  
 TxMap#: 311500-052-000-0018-025-000-0000 Lot Depth: 132  
 City Nghbrhd: University Neighborhood Lot Shape:  
 School Dist: Syracuse Lot #: 25  
 High School: SqFt: 3,280  
 Middle School: Year Built: 1930  
 Elem School: Edward Smith K-8 Yr Blt Desc: Existing  
 # Photo: 25

General Information

Lot Info: Near Bus Line, Neighborhood Street Type of Res: 2 Unit, Upper/Lower  
 Exterior: Aluminum/Steel  
 Constr:  
 Rent Incls: Lawn Maintenance, Refuse Removal, Snow Removal, Water  
 Attic: Full, Unfinished Basement: Full  
 Foundation: Block # Fireplace: 2 Artificial: 0  
 # Apartmnt: # Elec Mtr: 2 Freestanding: 0 Pellet: 0  
 # Rooms: # Gas Mtr: 2 Gas: 0 WoodStove: 0  
 # Stories: 3.0 # Heat Un: 2 Woodburning: 2 Coal: 0  
 # Gar Spc: 2.0 # Not to Code: 0  
 On Wtrfrnt: No Desc: Riparian Rgts: No  
 Name: Footage: Island Name: No

Unit Information

**Apt 1**  
 Studio? No Living Rm: Dining Rm: Kitchen: BR 1: BR 2: BR 3:  
 Other:  
 # Beds: 3 # Baths: 1/0 # Rooms: 6 Rent: \$1,050 Own Occ: No  
 Features: Eat-In Kitchen, Formal Dining Room, Living Room, Porch  
 Appliances:  
 Type of Tenancy: Leased Lease Expires: 05/27/2018

**Apt 2**  
 Studio? No Living Rm: Dining Rm: Kitchen: BR 1: BR 2: BR 3:  
 Other:  
 # Beds: 3 # Baths: 1/0 # Rooms: 6 Rent: \$1,350 Own Occ: No  
 Features: Eat-In Kitchen, Formal Dining Room, Living Room, Porch  
 Appliances:  
 Type of Tenancy: Leased Lease Expires: 05/27/2018

Public Remarks: It's all about location! With this tremendous investment opportunity, you can own a profitable University two family, just steps away from Syracuse University. Spoil your tenants -- each apartment boasts over 1600 sq ft and includes wood-burning fireplaces, central air and eat-in kitchens with extra pantry space. With an in-demand, prime location and fully rented through Spring 2018, this property is an ideal entry into the rental business!

Unbranded VT: [Click Here](#)

Directions: Euclid Ave. to Ackerman Ave.

Interior & Exterior Features

Appliances: Cook Top-Electric, Disposal, Dryer, Oven/Range Freestanding- Some, Refrigerator, Washer  
 Add'l Interior Circuit Breakers - Some, Copper Plumbing - Some, Laundry-Common  
 Features:  
 Add'l Exterior Cable TV Available, Garage Door Opener, High Speed Internet  
 Features:  
 Accessibility:  
 Floor: Hardwood-Some, Laminate-Some, Tile-Some

Utilities Information

HVAC Type: AC-Central, Forced Air Sewer: Sewer Connected  
 Heating Fuel: Gas Water: Public Connected  
 Water Htr Fuel: Gas ENERGY STAR®  
 Qualified:  
 Separate Util: Air Conditioning, Electricity, Gas, Heat  
 Type of Well: None Well Location:

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Financial Information

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Possible Fin: Cash, Conventional  
Operating Exp: Insurance, Water / Sewer  
Gross Income:  
Type Tenancy:  
Cert of Occup: Not Supplied  
Cld/Lsd Date:

Type of Sale: Normal  
Annl Op Exp:  
Net Op Inc:  
Annl Spc Assess: \$0  
Assess Val: \$144,000  
DOM: 2

Town/Cnty Tax: \$2,415  
City/Vil Tax: \$1,362  
School Tax: \$2,499  
Total Taxes: \$6,276  
Sale Price:

MLS#: S1055671

Pei Lin Huang  
NY Licensed Assoc. R.E. Broker

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