

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



5701 Enterprise Parkway
 East Syracuse, NY 13057
 (315) 474-1899
 PeiLinTeam@YourCNYHome.com
 www.YourCNYHome.com



New Listing

MLS#: S1042638 Multi-Family Res (2-4) units **A-Active**
1604 Park St List Price: \$84,900
 County: Onondaga Zip: 13208 Acres: 0.13
 Town: Syracuse Pstl City: Syracuse Cross St: Turtle
 Area #: Syracuse City-311500
 Subdivision: Lot Front: 45
 TxMap#: 311500-002-000-0023-018-000-0000 Lot Depth: 125
 City Nghbrhd: Northside Lot Shape:
 School Dist: Syracuse Lot #: 18
 High School: SqFt: 2,486
 Middle School: Year Built: 1890
 Elem School: Yr Blt Desc: Existing
 # Photo: 25

General Information

Lot Info: Near Bus Line, Neighborhood Street Type of Res: 2 Unit
 Exterior: Aluminum/Steel
 Constr:
 Rent Incls: Refuse Removal, Water
 Attic: Full, Unfinished Basement: Exterior Walkup/Bulkhead Doors, Full
 Foundation: Stone # Fireplace: 1 Artificial: 0
 # Apartmnt: # Elec Mtr: 2 # Freestanding: 0 Pellet: 0
 # Rooms: # Gas Mtr: 2 Gas: 0 WoodStove: 0
 # Stories: 2.0 # Heat Un: 2 Woodburning: 1 Coal: 0
 # Gar Spc: 0.0 # 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: \$750 Own Occ: No
 Features: Dining Area With Kitchen, Eat-In Kitchen, Formal Dining Room, Living Room
 Appliances: Oven/ Range, Refrigerator
 Type of Tenancy: Other - See Remarks Lease Expires:

Apt 2
 Studio? No Living Rm: Dining Rm: Kitchen: BR 1: BR 2: BR 3:
 Other:
 # Beds: 2 # Baths: 1/0 # Rooms: 5 Rent: \$0 Own Occ: No
 Features: Dining Area With Kitchen, Eat-In Kitchen, Living Room
 Appliances:
 Type of Tenancy: Other - See Remarks Lease Expires:

Public Remarks: This two-family, ideal for either owner occupant or investor, is centrally located to downtown Syracuse, St. Joseph's Hospital, Route 81, Destiny Mall and so much more. The first floor features 3 bedrooms, living room, formal dining room, large kitchen and its own laundry hookups. The second floor, currently vacant and most recently rented for \$600 a month, offers 2 bedrooms, large eat-in kitchen, and living room. Both units have hardwood floors and natural woodwork throughout. The property also includes fenced back yard, off-street parking and 2-year-young roof.

Unbranded VT: [Click Here](#)

Directions: Park St. between Turtle and Bear.

Interior & Exterior Features

Appliances: Cook Top-Electric, Cooktop - Gas, Oven/Range Electric-Some, Oven/Range Freestanding- Some, Oven/Range Gas-Some, Refrigerator
 Add'l Interior Features: Ceiling Fan, Circuit Breakers - Some, Copper Plumbing - Some, Laundry- Separate Hook ups- Some, Natural Woodwork - some, Stained Glass - Some
 Add'l Exterior Features: Cable TV Available, Fully Fenced Yard, High Speed Internet
 Accessibility:
 Floor: Hardwood-Some, Tile-Some

Utilities Information

HVAC Type: Forced Air, Steam Sewer: Sewer Connected
 Heating Fuel: Gas Water: Public Connected
 Water Htr Fuel: Gas ENERGY STAR®
 Qualified:

Separate Util: Electricity, Gas, Heat
Type of Well: None

Well Location:

Financial Information

Possible Fin:	Cash, Conventional, FHA, VA	Type of Sale:	Normal	
Operating Exp:	Insurance, Other - See Remarks,	Water / Sewer		
Gross Income:	\$16,800	Annl Op Exp:		Town/Cnty Tax: \$1,534
Type Tenancy:		Net Op Inc:		City/Vil Tax: \$678
Cert of Occup:	Not Required, Not Supplied	Annl Spc Assess:	\$0	School Tax: \$1,270
		Assess Val:	\$73,200	Total Taxes: \$3,482
Cld/Lsd Date:		DOM:	2	Sale Price:

MLS#: S1042638

Pei Lin Huang

Keller Williams Realty Syracuse

NY Licensed Assoc. R.E. Broker

5701 Enterprise Pkwy East Syracuse, NY 13057

Listing content is subject to copyright and license agreements, and may only be used as permitted by MLS rules, regulations, and policies. Listing content is not guaranteed accurate by the MLS Wednesday, May 10, 2017