



New Listing

MLS#:	S1069479	Commercial/Industrial	A-Active
	2310 Brewerton Rd	List Price:	\$109,500
County:	Onondaga	Zip:	13211
Town:	Salina	Pstl City:	Syracuse
Area #:	Salina-314889	Cross St:	Matty Ave.
Subdivision:		Lot Front:	46
TxMap#:	314889-061-000-0009-035-000-0000	Lot Depth:	176
City Nghbrhd:		Lot Shape:	
School Dist:	North Syracuse	Lot #:	35
High School:		Gr SqFt:	1,767
Middle School:		Trans Type:	Sell
Elem School:		Year Built:	1940
		Yr Blt Desc:	Existing
		# Photo:	24

General Information

Category:	Business Opportunity, Commercial, Office, Retail/Office	Tot Units:	1	Office SqFt:	
Sale Incl:	Land and Building	# Stories:	2.0	Manuf SqFt:	
Type Bldg:	Office Building	# Bldgs:	1	Res SqFt:	
Bus Name:		Franchise:	No	Retail SqFt:	
Bus Type:		Avail Prkg:	7	Leased SqFt:	
Elec Svc:		Mx Ceil Hgt:		Wrhse SqFt:	
Prop Use:		Mx OH Dr:		Vacant SqFt:	
Location:	Business District, Residential	On Wtrfrt:	No		
Floor:	Carpet, Linoleum/Vinyl	Name:			
Parking:	7/Common, On Site, Surfaced	Basement:			
Zoning:	05	Loading:			

Public Remarks: Growing your own business can be difficult but finding the ideal office space doesn't have to be. 2310 Brewerton Road offers up to 7 office spaces, a spacious reception area to greet customers, an eat-in kitchen, and a first-floor bath. The full basement and shed offer plenty of storage for supplies and equipment. No need to worry about parking with a spacious, paved parking lot in the back. Located on route 11, you're easy to find and quick to get to. For added versatility, you can easily convert the property (also zoned residential) back to a single family for owner occupancy or investment.

Unbranded VT: [Click Here](#)

Directions:

Lease Information

Utilities Information

HVAC Type:	AC-Central, Forced Air, Heat-Central, Hot Water	Sewer/Water:	Public Sewer Connected, Public Water Connected
Heating Fuel:	Gas	Boiler Type:	
Type of Well:	None	Well Location:	

Additional Information

Living Qtrs:	No	Construction:	Frame
Available Docs:	Other - See Remarks	Roof:	Asphalt, Shingles
Bldg Misc:	Carpet, Restroom - Office	Accessibility:	32 Inch Doors - some
Public Trans:		Seller Desires:	
Total # Residential Units:			
Studio:	Docks:	Yrs Estb:	
1 Bed:	Rooms:	Seat Cap:	
2 Bed:	Trk Bays:		
3 Bed:	Employees:		

Financial Information

Possible Fin:	Cash, Conventional, Rehab Loan	Type of Sale:	Normal
1st Mtg Bal:	\$0	Equity:	\$109,500
2nd Mrt Bal:	\$0	Tax Info:	
Assess Val:	\$72,000	Town/Cnty Tax:	\$1,541
Gross Annl Inc:		City/Vil Tax:	\$0
Annl Op Exp:		School Tax:	\$1,755
Inc/Exp Info:	None	Total Taxes:	\$3,296
Op Exp Incl:	Other - See Remarks		
Closed Date:		Sale Price:	
		DOM:	1

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