



WASHINGTON St. PARTNERS

PRIME DEVELOPMENT OPPORTUNITY

17,860 SF (0.41 Acres) | High-Visibility Corner Site
Strategically Located in the I-81 Improvement Zone

201-19 James St & Warren St N., Syracuse, NY 13202



OFFERING DESCRIPTION

Highly visible and well-positioned site offers abundant opportunity for development within central business district. Existing MX-5 zoning allows for multiple development application possibilities. Site positioned with excellent visibility and three sides of frontage. Located in area where I81 interchange is set to be removed.

PROPERTY HIGHLIGHTS

- **Lot Size:** 17,860 SF (0.41 Acres)
- **Zoning Flexibility:** Ideal for multiple commercial and residential uses
- **Three (3) Sides of Street Frontage** – exceptional access and visibility
- **Prominent Corner Location** with strong traffic exposure (20,000 AADT)
- **Situated within the I-81 Improvement Zone** – positioned for future growth and infrastructure investment

LISTING DETAILS

Tax Map ID: 104.-06-01.0

List Price: \$1,395,000

POTENTIAL USES

- Mixed-Use Development
- Multi-Family Residential
- Hotel / Hospitality
- Medical / Office
- Retail / Commercial
- Parking Lot

FOR OTHER LEASING OPPORTUNITIES
WashingtonStPartners.com



WASHINGTON St. PARTNERS

WASHINGTON St. PARTNERS CORPORATE OFFICES

120 E. Washington Street, Syracuse, NY 13202

PH 315-426-2624 info@washingtonstpartners.com

PRIME DEVELOPMENT SITE AVAILABLE

201-19 James St & Warren St N., Syracuse, NY 13202

*Potential Site Plan Development Rendering

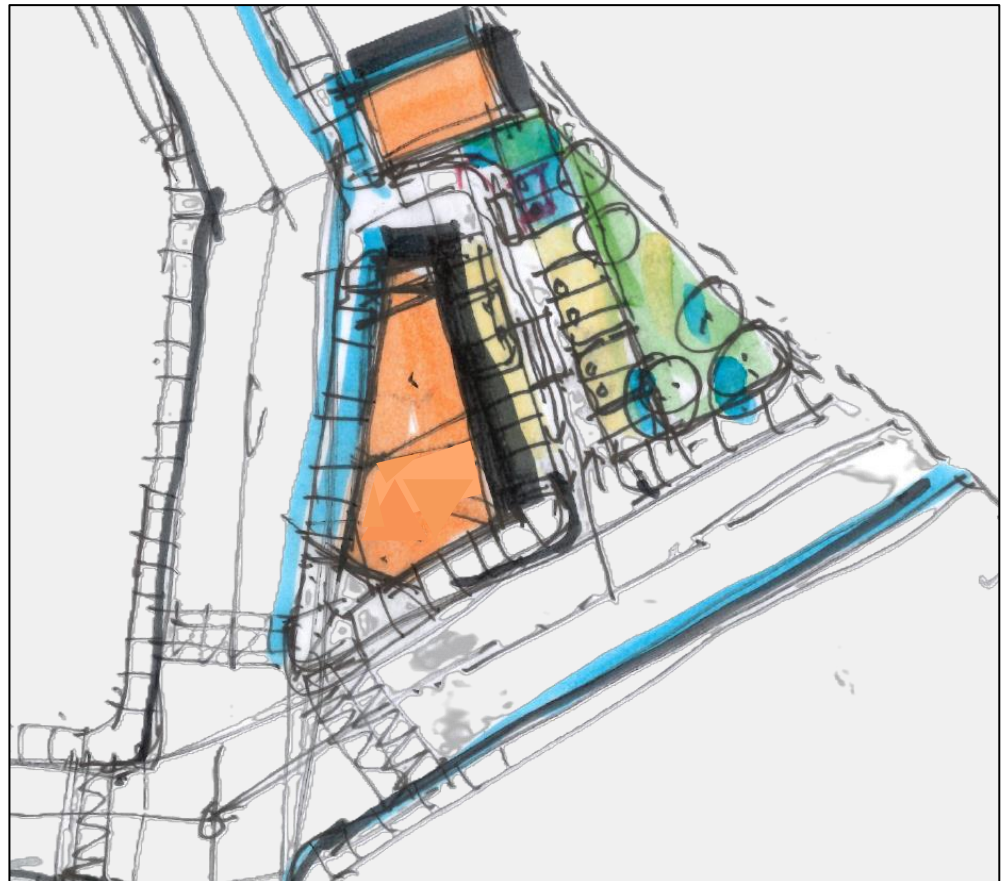


Site Highlights

- **New Urbanism Design**
- **Signalized Intersection**
- **Multiple Curb Cuts**
- **Three (3) Sides Frontage**
- **MX-5 Zoning (Multiple Uses)**

Proposed Site Uses

- **Financial Institution**
- **Restaurant / Bar**
- **Office (Multi Tenant)**
- **Medical Office**
- **High Traffic Retail**



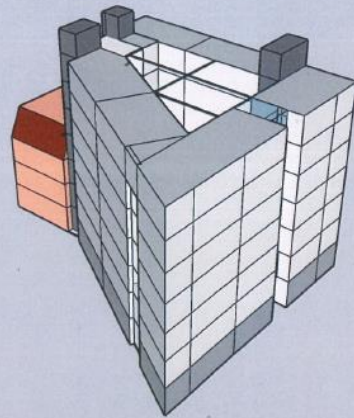
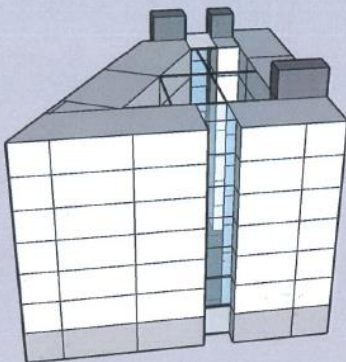
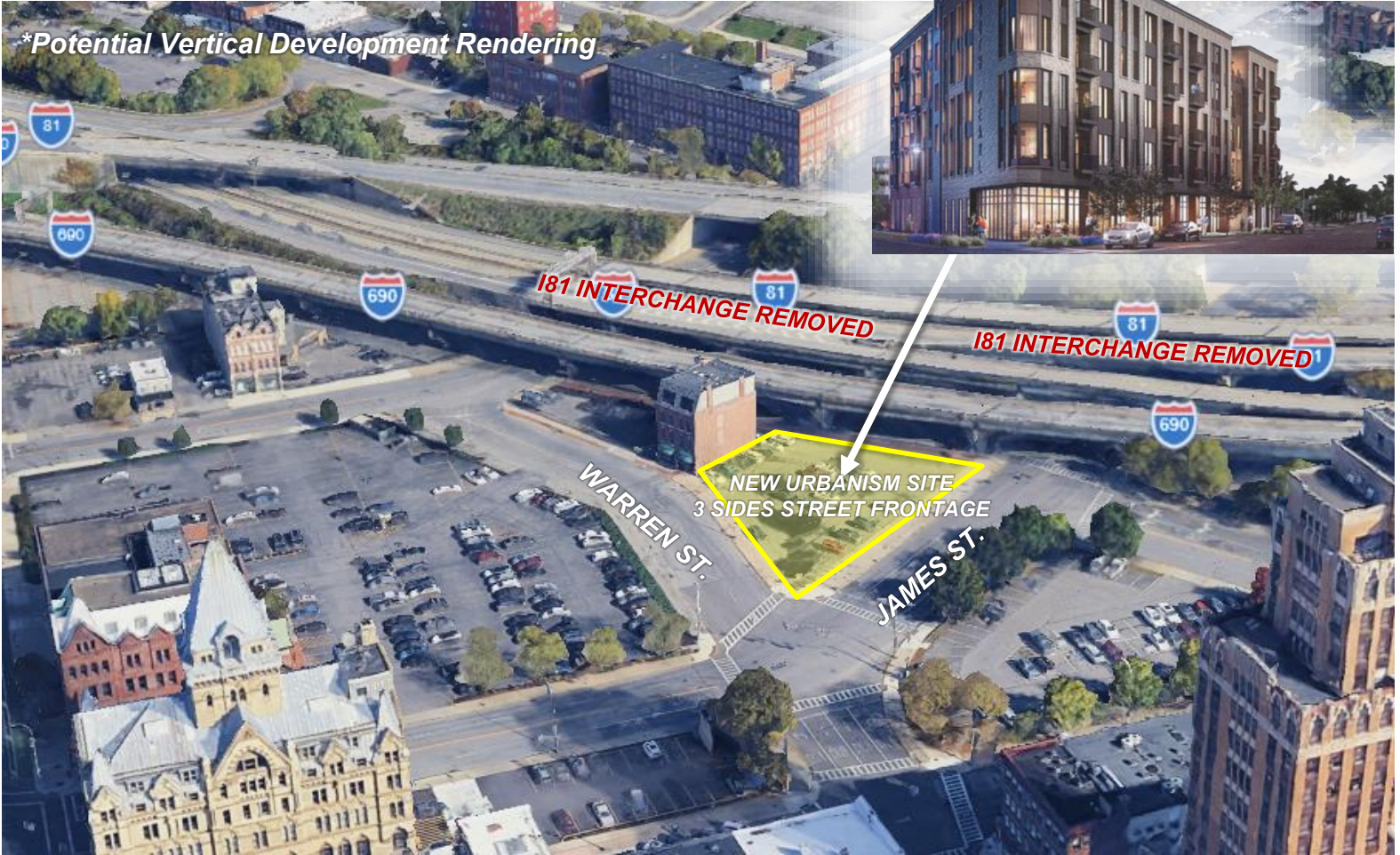
FOR OTHER LEASING OPPORTUNITIES
WashingtonStPartners.com



WASHINGTON ST. PARTNERS CORPORATE OFFICES
120 E. Washington Street, Syracuse, NY 13202
PH 315-426-2624 info@washingtonstpartners.com

PRIME DEVELOPMENT SITE AVAILABLE
201-19 James St & Warren St N., Syracuse, NY 13202

**Potential Vertical Development Rendering*



FOR OTHER LEASING OPPORTUNITIES
WashingtonStPartners.com



WASHINGTON ST. PARTNERS CORPORATE OFFICES
120 E. Washington Street, Syracuse, NY 13202
PH 315-426-2624 info@washingtonstpartners.com