

For Sale
\$399,900



744 Park Ave, Syracuse, NY 13204



This fully leased ~6,000 square foot mixed-use property generates \$52,800/year and offers a unique opportunity for an investor or owner-operator. The first floor features an open warehouse/flex space with an overhead door/loading dock, a showroom/retail area, offices, kitchenette, and restroom facilities. On the 2nd floor are two newly renovated 2-bedroom apartments that have been built out from the studs. All units are separately metered with new 200 Amp electrical service. Building was completely renovated in 2023, other upgrades include all new furnaces, water heaters, metal roof, exterior painting, new plumbing, electrical, and more. This is a truly turnkey, hassle-free investment property.

3,000 sf Warehouse • Two 2-bed apartments • Fully leased for \$4,400/mo • Renovated 2023

Acropolis Realty Group
115 E. Jefferson St., Suite 300
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Exclusive Agent: **Christopher Newman**
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Proforma PNL

Income:		
Gross Scheduled Income		\$52,800
Vacancy Loss (5%)		\$2,640
Effective Gross Income		\$50,160
Expenses:		
Management (5%)		\$2,640
Maint./Repairs (5%)		\$2,640
Taxes		\$5,665
Insurance		\$2,000
Water		\$500
Total Expenses		\$13,445
Net Operating Income		\$36,715
Purchase Price		\$399,900
Cap Rate		9.18%
Unit Mix		
Warehouse	Lease Dates	Monthly Rent
	10/1/2024 – 9/30/2029	\$2,000/mo
Apt #1, 2 Bed/1 Bath	8/1/2025 – 8/31/2026	\$1,300/mo
Apt #2, 2 Bed/1 Bath	3/7/2026 – 3/31/2027	\$1,100/mo
Tenants responsible for gas/electricity		



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