

REDEVELOPMENT OPPORTUNITY IN SYRACUSE, NY

808-822 BURNET AVE, SYRACUSE, NY 13203

**OFFERED
AT
\$525,000**

**BROUGHT TO YOU BY THE TRIFECTA WEALTH TEAM OF
THE O'HARA GROUP**

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PROPERTY INFORMATION

- 2-3 FLOORS
- ~48,436 TOTAL SQFT
- LOT SIZE: 1.51 ACRES
- THE BUILDING HAS THE ABILITY TO BE DELIVERED VACANT.
- PROPERTY CLASS: 710 - MANUFACTURE
- ZONING CODE: MX3 - MIXED USE TRANS
- CAR LOT & GARAGE: \$2,500/MONTH CURRENT RENT
- CITY/ SCHOOL ANNUAL TAXES: \$8,170
- COUNTY ANNUAL TAXES: \$4,450



ZONING

Zoning Code: MX3 - Mixed Use Transition

Intended to support pedestrian-friendly, transit-oriented areas that allow for higher-density residential development along with compatible nonresidential uses like offices and small-scale commercial activities.

It encourages mixed-use and live/work configurations in areas adjacent to activity centers or major streets.

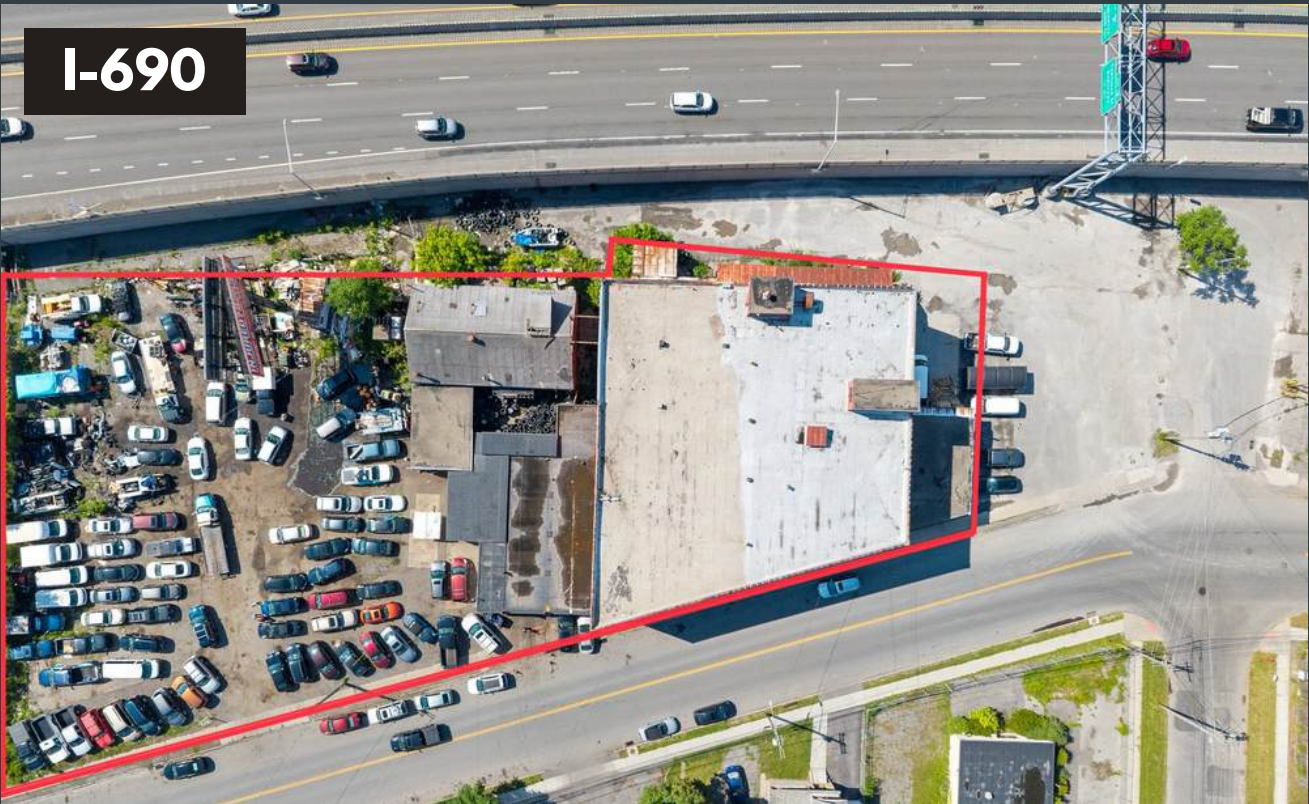
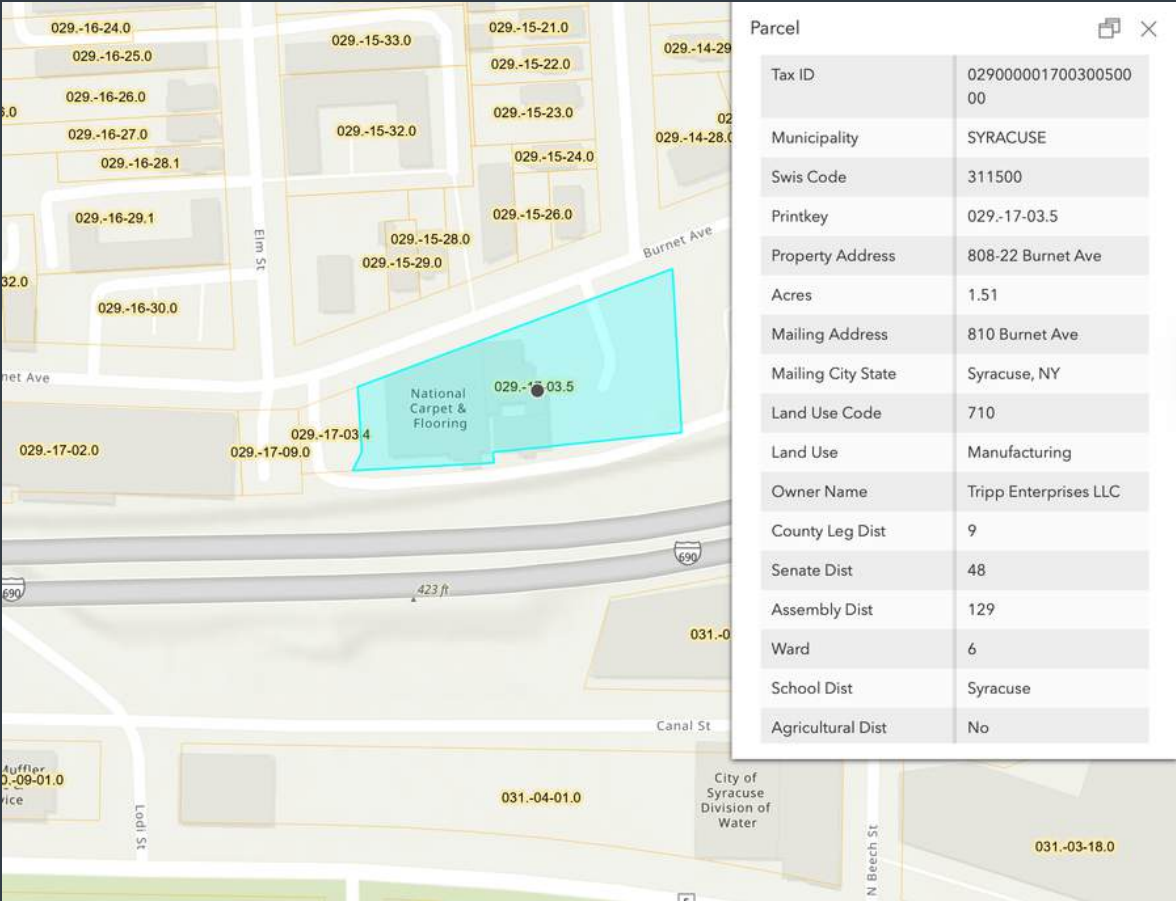


PARCEL MAP



TAX ID: 02900000170030050000

GIS MAP



PROPERTY LINES ARE NOT EXACT

FAIR MARKET STANDARD RENTS FOR ONONDAGA COUNTY

STUDIO - \$963

1- BEDROOM - \$1,074

2- BEDROOM - \$1,321

3-BEDROOM - \$1,616

4- BEDROOM - \$1,821



TOP EMPLOYERS IN SYRACUSE (CENTRAL NEW YORK / METRO AREA)

- 1. UPSTATE MEDICAL UNIVERSITY – ~11,298 EMPLOYEES**
- 2. CORNELL UNIVERSITY – ~9,742 EMPLOYEES**
- 3. NORTHEAST GROCERY, INC. – ~6,600 EMPLOYEES**
- 4. UNITED HEALTH SERVICES (UHS) – ~6,456 EMPLOYEES**
- 5. WEGMANS FOOD MARKETS, INC. – ~5,232 EMPLOYEES**
- 6. ST. JOSEPH'S HEALTH – ~4,800 EMPLOYEES**
- 7. SYRACUSE UNIVERSITY – ~4,749 EMPLOYEES**
- 8. WALMART – ~4,600 EMPLOYEES**
- 9. ONEIDA NATION ENTERPRISES – ~4,500 EMPLOYEES**
- 10. MOHAWK VALLEY HEALTH SYSTEM – ~4,300 EMPLOYEES**



UPSTATE UNIVERSITY HOSPITAL

750 E ADAMS ST, SYRACUSE, NY 13210

1.4 MILES FROM BURNET AVE - 7 MINUTES



ST. JOSEPH'S HEALTH HOSPITAL

301 PROSPECT AVE, SYRACUSE, NY 13203

1.2 MILES FROM BURNET AVE - 5 MINUTES



SYRACUSE UNIVERSITY

900 S CROUSE AVE, SYRACUSE, NY 13244
0.4 MILES FROM BURNET AVE - 4 MINUTES



LE MOYNE COLLEGE

1331 SALT SPRINGS RD, SYRACUSE, NY 13214
0.4 MILES FROM BURNET AVE - 4 MINUTES



SUNY UPSTATE MEDICAL UNIVERSITY

750 E ADAMS ST, SYRACUSE, NY 13210

1.4 MILES FROM BURNET AVE - 6 MINUTES



SUNY COLLEGE OF ENVIRONMENTAL SCIENCE & FORESTRY

1 FORESTRY DR, SYRACUSE NY 13210

2.1 MILES FROM BURNET AVE - 8 MINUTES



UPCOMING MICRON TECHNOLOGY PLANT WHITE PINE COMMERCE PARK IN CLAY, NEW YORK

**14.5 MILES FROM BURNET AVE -
ROUGHLY 23 MINUTE DRIVE**

An aerial photograph of a large industrial building under construction. The building has a white roof with the Micron logo painted in blue. The logo consists of a stylized 'M' with a swoosh and the word 'Micron' in a sans-serif font. The building is surrounded by parking lots and other industrial structures in the background.

Micron

PLACES TO GO

- **ERIE CANAL MUSEUM - 1.1 MILES FROM BURNET AVE - 5 MINUTES**
- **ROSAMOND GIFFORD ZOO 4.4 MILES FROM BURNET AVE - 10 MINUTES**
- **DESTINY USA - 3.9 MILES FROM BURNET AVE - 7 MINUTES**
- **EVERSON MUSEUM OF ART - 1.5 MILES FROM BURNET AVE - 6 MINUTES**
- **MOST (MILTON J. RUBENSTEIN MUSEUM OF SCIENCE & TECHNOLOGY) - 1.8 MILES FROM BURNET AVE - 7 MINUTES**
- **LANDMARK THEATRE (FORMERLY LOEW'S STATE THEATER) - 1.6 MILES FROM BURNET AVE - 6 MINUTES**



EMPOWER FCU AMPHITHEATER

490 RESTORATION WAY, SYRACUSE, NY 13209

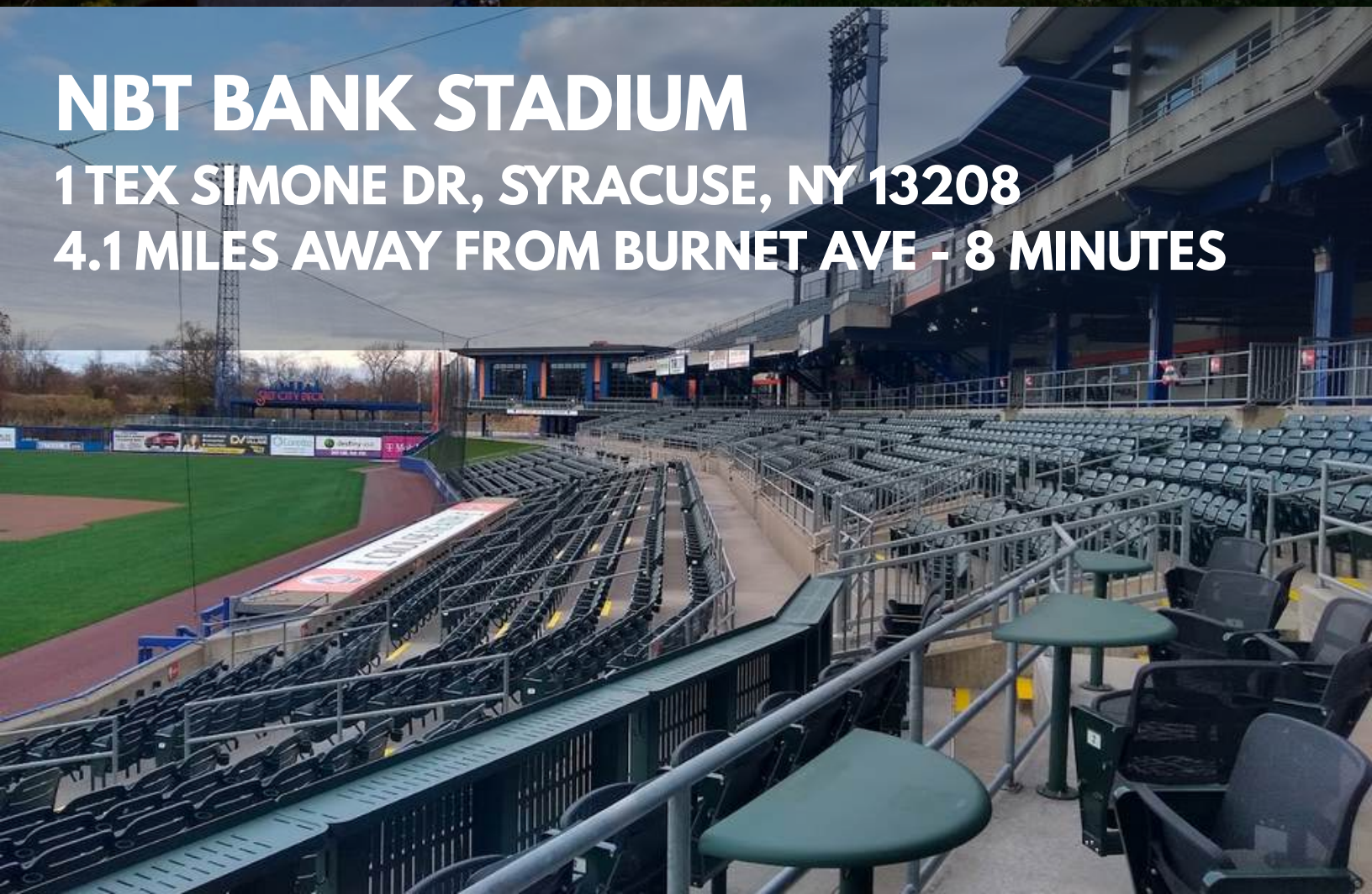
6.5 MILES AWAY FROM BURNET AVE - 11 MINUTES



NBT BANK STADIUM

1 TEX SIMONE DR, SYRACUSE, NY 13208

4.1 MILES AWAY FROM BURNET AVE - 8 MINUTES

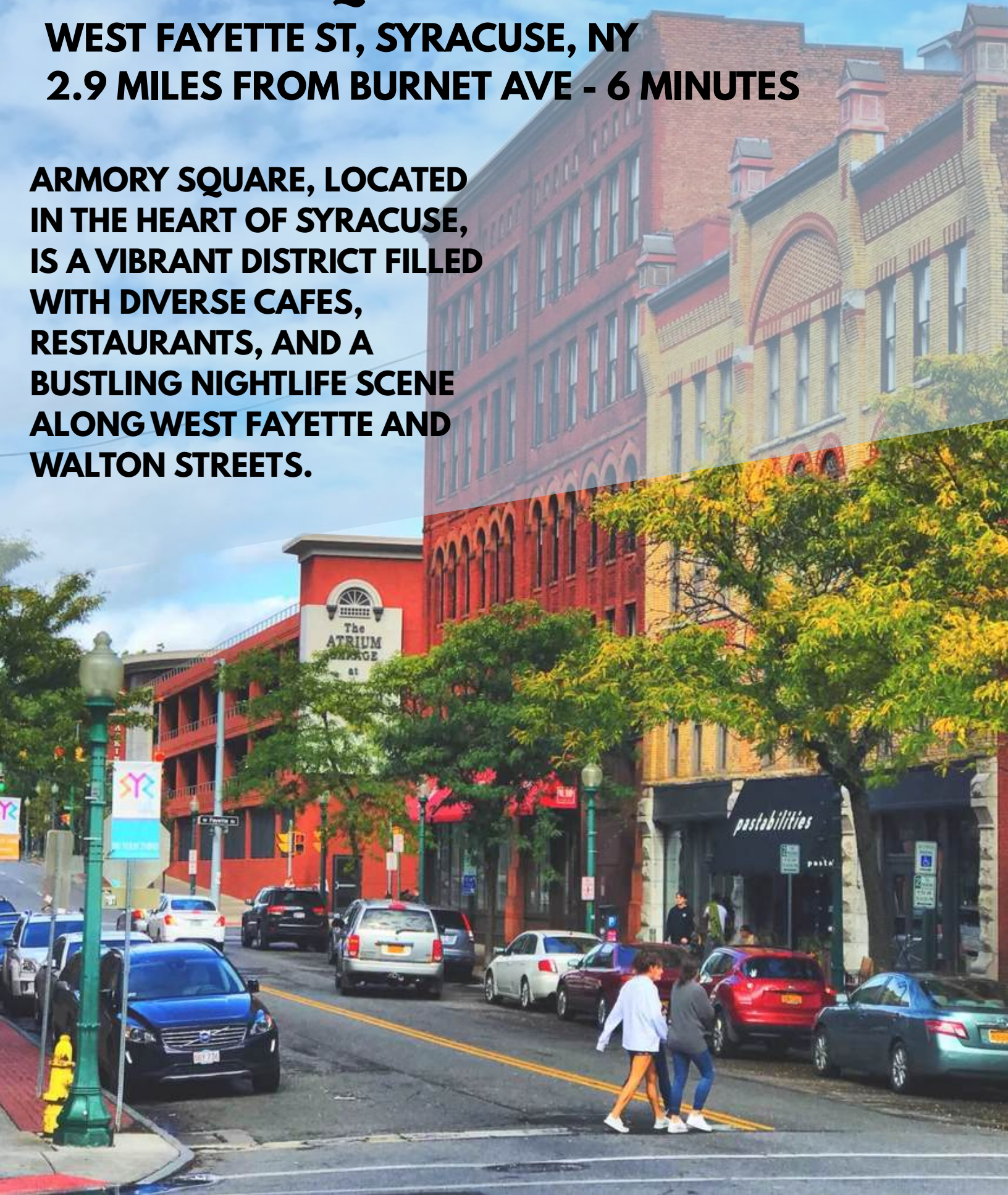


ARMORY SQUARE

WEST FAYETTE ST, SYRACUSE, NY

2.9 MILES FROM BURNET AVE - 6 MINUTES

**ARMORY SQUARE, LOCATED
IN THE HEART OF SYRACUSE,
IS A VIBRANT DISTRICT FILLED
WITH DIVERSE CAFES,
RESTAURANTS, AND A
BUSTLING NIGHTLIFE SCENE
ALONG WEST FAYETTE AND
WALTON STREETS.**



FOR ANY INQUIRIES REACH OUT TO THE TRIFECTA WEALTH TEAM OF THE O'HARA GROUP



trifecta-wealth.com

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