

FOR SALE OR LEASE

647 West Genesee Street  
Syracuse, New York 13204



Automotive or Industrial

## 37,170± SF Former Car Dealership

### Property Highlights

- 37,170± Total SF situated on 1.45± acres
- Located on Historic Automobile Row
- Zoned Commercial "A" in Motor Vehicle Sales Overlay District, City of Syracuse
- Light industrial uses in addition to historical automotive uses
- Great access to I-690 and other interstates
- Four (4) existing overhead doors, more overhead doors are possible
- Close to downtown Syracuse and CBD
- Flexible building – adaptable for many purposes
- 800 Amp 3 Phase power

### Contact

**GARY G. COTTET**  
Associate Real Estate Broker  
+1 315 445 8529  
gcottet@pyramidbrokerage.com

**SAMUEL J. VULCANO**  
Real Estate Salesperson  
+1 315 445 8507  
svulcano@pyramidbrokerage.com

Demographic	1 Mile	3 Miles	5 Miles
Population	16,404	137,665	228,014
Households	2,978	55,354	93,407
Average H.H. Income	\$45,658	\$54,985	\$64,854
Daytime Employees	36,511	164,867	263,757

Source: ESRI Business Analyst 2021

Traffic Counts	
West Genesee Street	11,128 AADT
I-690	64,009 AADT

Source: NYS DOT 2019

5845 Widewaters Pkwy, Suite 200  
East Syracuse, New York 13057  
+1 315 445 1030  
pyramidbrokerage.com

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View of Property Looking South



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**Section A: Former Showroom / Office Area**

- 6,320± SF:
  - 5,075± SF Showroom
  - 1,245± SF Mezzanine Office
- Ceiling height: 15' to drop ceiling
- Gas forced air rooftop units for heating and cooling
- 1 Bathroom



**Section B: Former Service Department Area**

- 18,150± SF (including customer waiting area and two service offices)
- Ceiling height: Varies from 11'6" to 15' maximum
- Gas forced air hanging unit heaters
- 800A/240V/3Ph Electrical service
- Overhead door 1: 17' wide x 11 ½' high,
- Overhead door 2: 10' wide x 11' high

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**Section C: Former Parts Department Area**

- 7,750± SF (including 1,750± SF of heavy duty storage mezzanine with concrete deck)
- Section C also includes some small office areas, a locker room and two bathrooms
- Ceiling height: 19'
- Overhead door (south side): 8' wide x 8' high
- This section once had four overhead doors (14' high) that have been covered up. When the 14' high OH doors were active it was a drive-thru configuration



**Section D: Former Body Shop Area**

- 4,950 +/- SF (including about 450 SF of office area with two bathrooms)
- Ceiling height: 17 ½'
- Overhead door: 10' wide x 14' high

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