

FOR SALE

1.5± Acre Development Site or 300 & 304 S. Main St., North Syracuse, New York



Existing Full-Service Restaurant



8,372± Total Square Feet (including 5,316± Restaurant)

Property Highlights

- Restaurant: 0.89 acres
Adj property: 0.61 acres
Total acreage: 1.50± acres
- Great development opportunity (C-1 Zoning)
- Restaurant includes F, F & E (see attached)
- Accessible and visible location to the Cicero trading area
- Site includes all services (SWGE)
- Good location between two trading areas (North Syracuse and Cicero)
- Strong potential with increased demand caused by the development of Micron Technologies in the northern sector of Onondaga County (Clay and Cicero)
- Location and acreage can support multiple uses (retail, office, or medical)
- 2022-2023 total taxes (both parcels combined) were \$26,691.22 (\$3.19/SF)

Demographic	1 Mile	3 Miles	5 Miles
Population	9,219	49,847	132,906
Households	4,203	21,254	56,633
Average H.H. Income	\$77,135	\$94,381	\$87,583
Daytime Employees	4,131	25,637	78,050

Source: ESRI Business Analyst 2023

Traffic Counts	
South Main Street/Route 11	12,248 AADT
South Bay Road	7,842 AADT

Source: NYS DOT 2019

Contact

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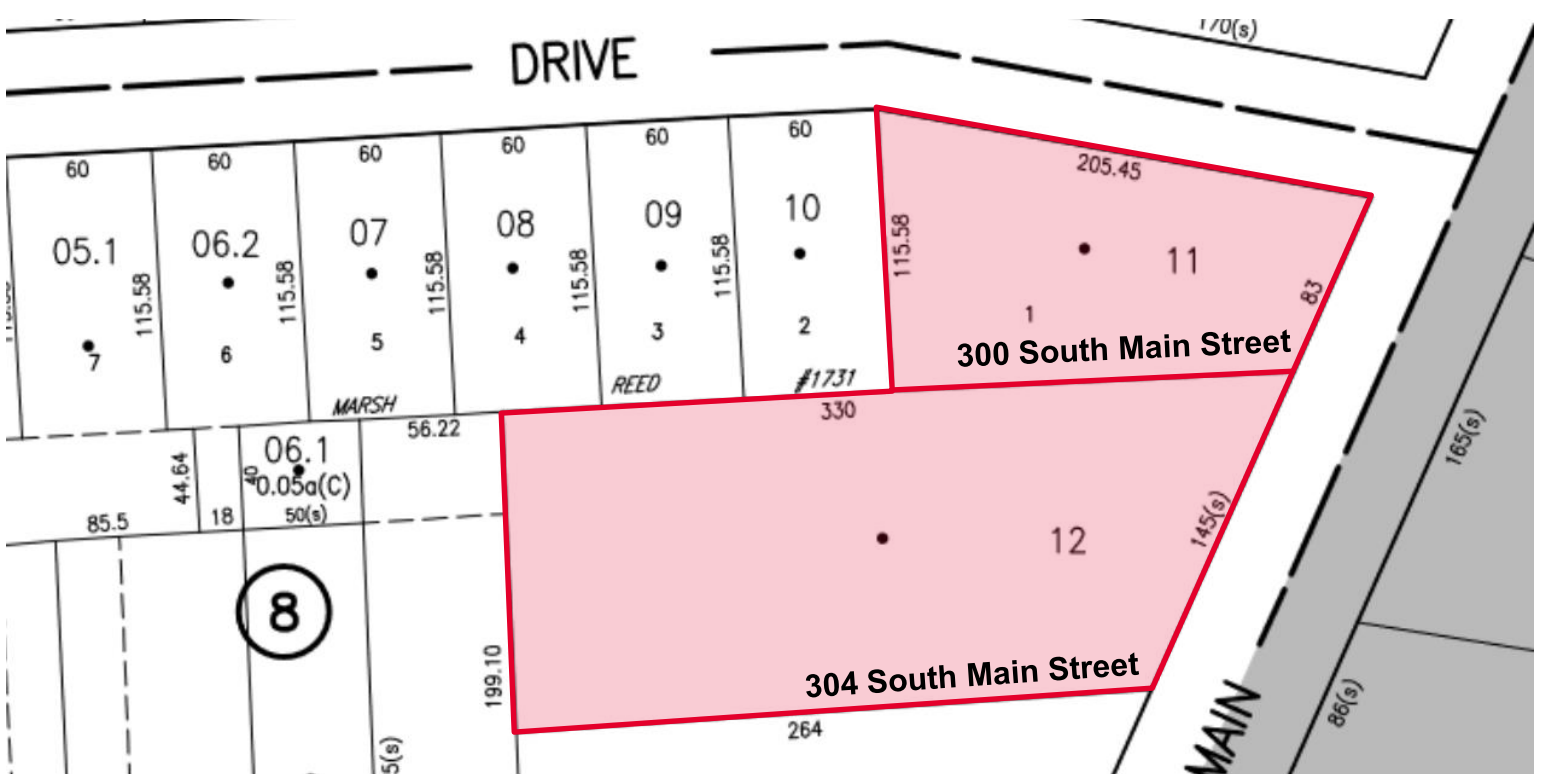
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300 & 304 S. Main St. | North Syracuse, New York



Approximate plot lines, subject to verification of survey

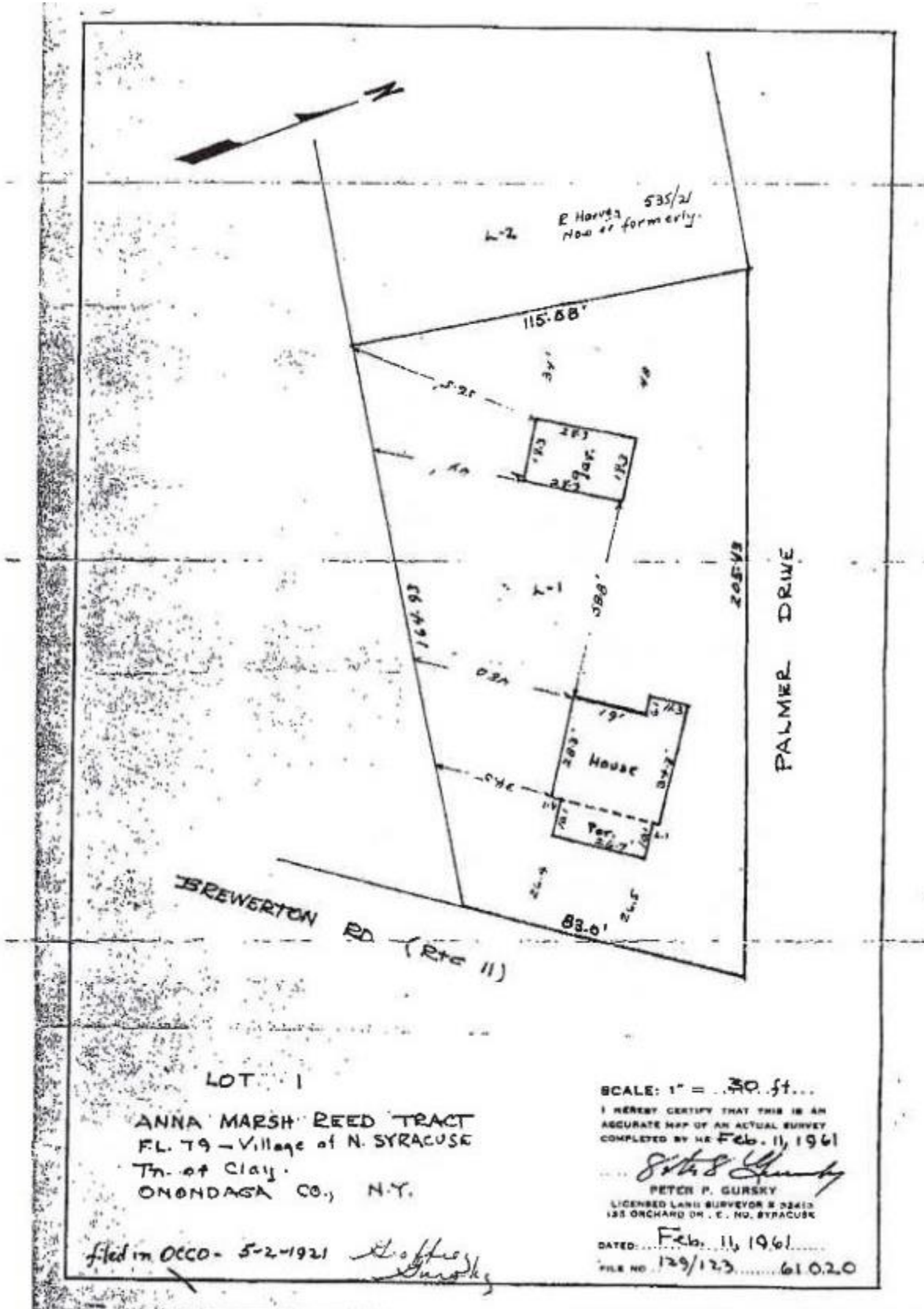


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300 South Main Street

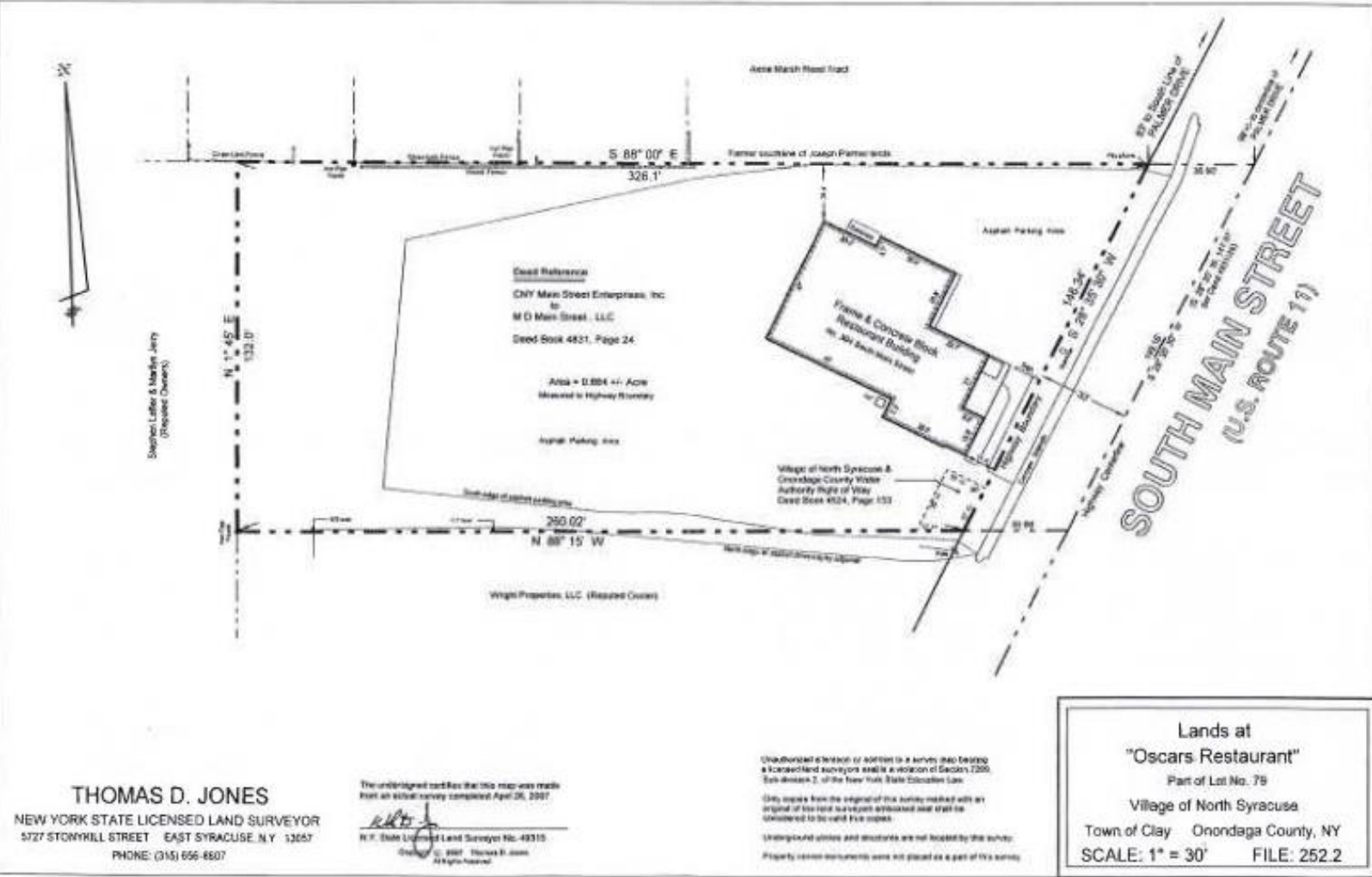


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304 South Main Street



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304 South Main Street (corner property)



304 South Main Street (corner property)



300 South Main Street – Just 1 Bite Too Restaurant



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Equipment List

Equipment list is reported by Tenant and is not warranted as being accurate, to be verified by Buyer, or warranted by the Seller. The subject property, with or without the equipment is being sold and represented in “as-is” condition.

- | | |
|---|---|
| 1. Metal racks | 10. French fry cutter |
| 2. Manitowac 2-door freezer | 11. Steel prep tables |
| 3. Univek mixer – 20 quart | 12. Steel cooler tables (2) |
| 4. Steel mop sink(s) in kitchen and dish area | 13. Miscellaneous furniture |
| 5. Dish machine (only) | 14. Exhaust fan at the back door |
| 6. True cooler two-door glass in prep area | 15. Miscellaneous dishes |
| 7. Tonka walk-in cooler in kitchen | 16. Exterior signage |
| 8. Ansul and hood system | 17. Soda and coffee machines owned by vendors |
| 9. Grease trap (not certain of capacity) | |

Tax Summary

Property Taxes for 300 South Main Street (Village of) North Syracuse, New York

2022 School:	\$4,892.36	
2023 County:	\$2,055.27	
2023 Village:	<u>\$2,074.12</u>	
Total:	\$9,021.75	\$2.95 / SF
	Full Value Assessment \$233,533.00	
	3,056 SF on .39 Acres (Tax #03-08-11)	

Property Taxes for 304 South Main Street (Village of) North Syracuse, New York

2022 School:	\$8,593.00	
2023 County:	\$5,348.70	
2023 Village:	<u>\$3,727.77</u>	
Total:	\$17,669.47	\$3.32 / SF
	Full Value Assessment \$410,180.00	
	5,316 SF on 1.10 acres (Tax #02-08-12)	

C-1 Zoning Approved Uses

§ 240-11 Business C-1 Districts

Uses permitted in C-1 Districts shall be as follows:

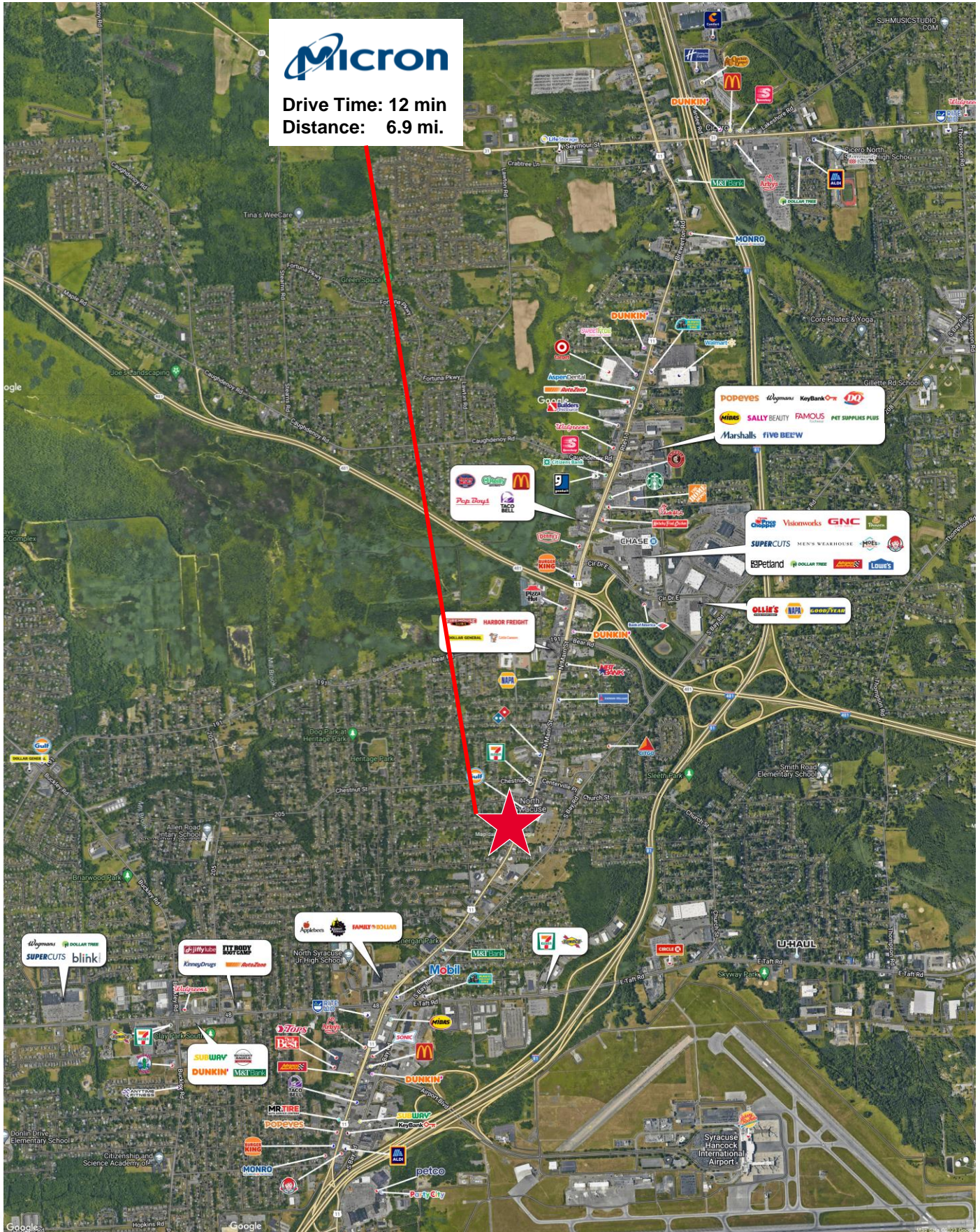
1. Multiple-family dwelling
2. Retail and personal service when less than 4,000 square feet in building area.
3. Professional and business office when less than 4,000 square feet in building area.
4. School.
5. Mortuary/funeral home.
6. Public utility substation. (See § 240-48.)
7. Accessory uses and structures

Uses permitted in C-1 Districts upon issuance of a special permit shall be as follows:

1. Public outdoor recreation.
2. Community center.
3. Private club.
4. Residential units in combination with nonresidential use.
5. Religious institution.
6. Restaurant/bar.
7. Package food restaurant.

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Drive Time: 12 min
Distance: 6.9 mi.