

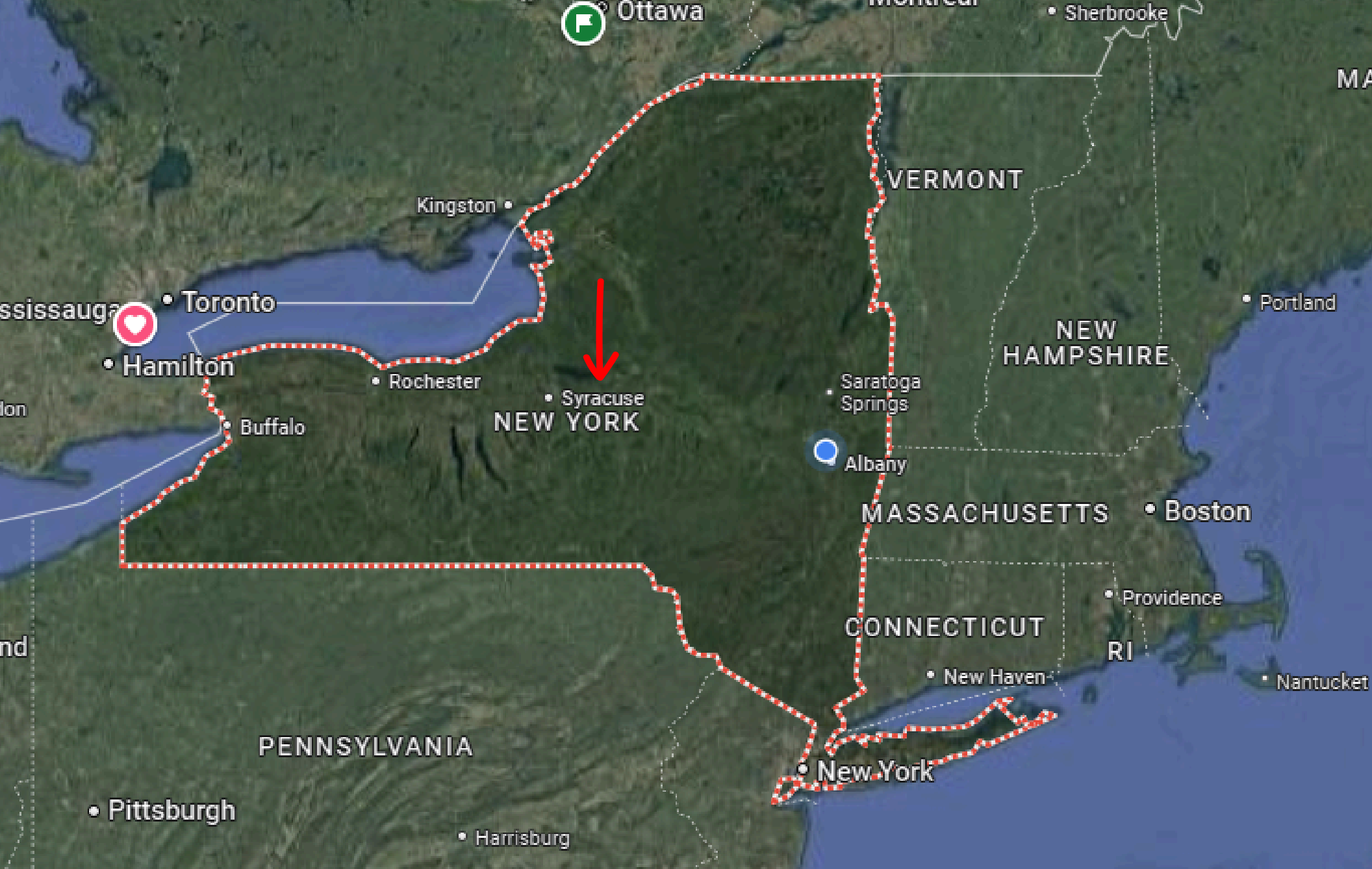
TITAN COMMERCIAL REALTY GROUP LLC



PROUDLY PRESENTS:
317-319 S. SALINA STREET
SYRACUSE, NEW YORK 13202
ONONDAGA COUNTY

GREAT DOWNTOWN SYRACUSE LOCATION CONVENIENT TO EVERYWHERE.

CONFIDENTIAL



TITAN COMMERCIAL REALTY GROUP LLC
24 AVIATION RD, ALBANY, NY, 12205
518 400 0668
WWW.TITANCOMMERCIALREALTYGROUP.COM
https://www.dos.ny.gov/licensing/docs/FairHousingNotice_new.pdf

HELPING BUILD EMPIRES
ONE DEAL AT A TIME

TODD J DROWLETTE
TDROWLETTE@TITANCOMMERCIALREALTYGROUP.COM
NYS LICENSED REAL ESTATE BROKER
MANAGING DIRECTOR
518 400 0668 EXT 702

MARKET OVERVIEW



SYRACUSE, NEW YORK IS ONE OF NEW YORK'S MAJOR CITIES AND IS THE SEAT OF ONONDAGA COUNTY. THE CITY'S POPULATION IS APPROXIMATELY 148,620 WITH A MSA POPULATION OF 662,057 RESIDENTS. SYRACUSE IS THE FIFTH MOST POPULATED CITY IN NEW YORK STATE. SYRACUSE SITS AT THE CROSSROADS OF INTERSTATE I-90 AND INTERSTATE I-81. THE AIRPORT IS THE LARGEST IN CENTRAL NEW YORK AND THE FIVE COUNTY REGION BOASTS OVER 1 MILLION RESIDENTS.

SYRACUSE, NEW YORK IS HOME TO SYRACUSE UNIVERSITY WITH OVER 20,000 STUDENTS AND 5,578 EMPLOYEES, SUNY UPSTATE MEDICAL CENTER WITH 1,592 STUDENTS AND 1,741 EMPLOYEES, LEMOYNE COLLEGE WITH 3,700 STUDENTS AND 177 FULL-TIME FACULTY,, AND SUNY ESF WITH 2,200 STUDENTS.

SYRACUSE IS THE ECONOMIC AND EDUCATIONAL HUB OF CENTRAL NEW YORK. IT HOSTS A NUMBER OF CONVENTION SITES, INCLUDING A LARGE DOWNTOWN CONVENTION COMPLEX. VISITORS SPENT \$103,700 EVERY HOUR IN ONONDAGA COUNTY IN 2021.

317-319 S SALINA STREET SITS DIRECTLY BETWEEN DESTINY USA, ONE OF AMERICA'S LARGEST MALLS, AND ONE OF THE LARGEST PRIVATE UNIVERSITIES IN NEW YORK STATE, SYRACUSE UNIVERSITY.

QUICK FACTS

- 12 RESIDENTIAL UNITS OVER COMMERCIAL STOREFRONT
- MARKET RATE APARTMENTS LOCATED ON UPPER FLOORS.
- SPACIOUS APARTMENTS WITH VAULTED CEILINGS.
- OPEN FLOOR PLANS.
- HARDWOOD FLOORS AND GRANITE COUNTERTOPS
- OVERSIZED WINDOWS AND TILED SHOWERS.
- FULLY SPINKLERED WITH ADA ELEVATOR.
- APARTMENTS RANGE FROM 1,232 SF TO 2,070 SF

- 5,200 SQUARE FOOT RETAIL, GROUND FLOOR HAS NEW TEN(10 YEAR LEASE.
- DOWNTOWN SUBS & SALADS, DELI CONVENIENCE STORE
- TENANT RESPONSIBLE FOR INCREASE IN BASE YEAR TAXES.
- TRAFFIC COUNT: 10,574 AADT

- ASKING PRICE \$3,567,324







Photos are courtesy of CNY Alliance Realty



Photos are courtesy of CNY Alliance Realty

DEMOGRAPHICS

	2 MILE	4 MILE	8 MILE
POPULATION	79,600	188,800	327,600
AVERAGE HH INCOME	\$40,045	\$53,202	\$66,939
TOTAL EMPLOYEES	104,500	163,000	262,200

VIDEO TOUR



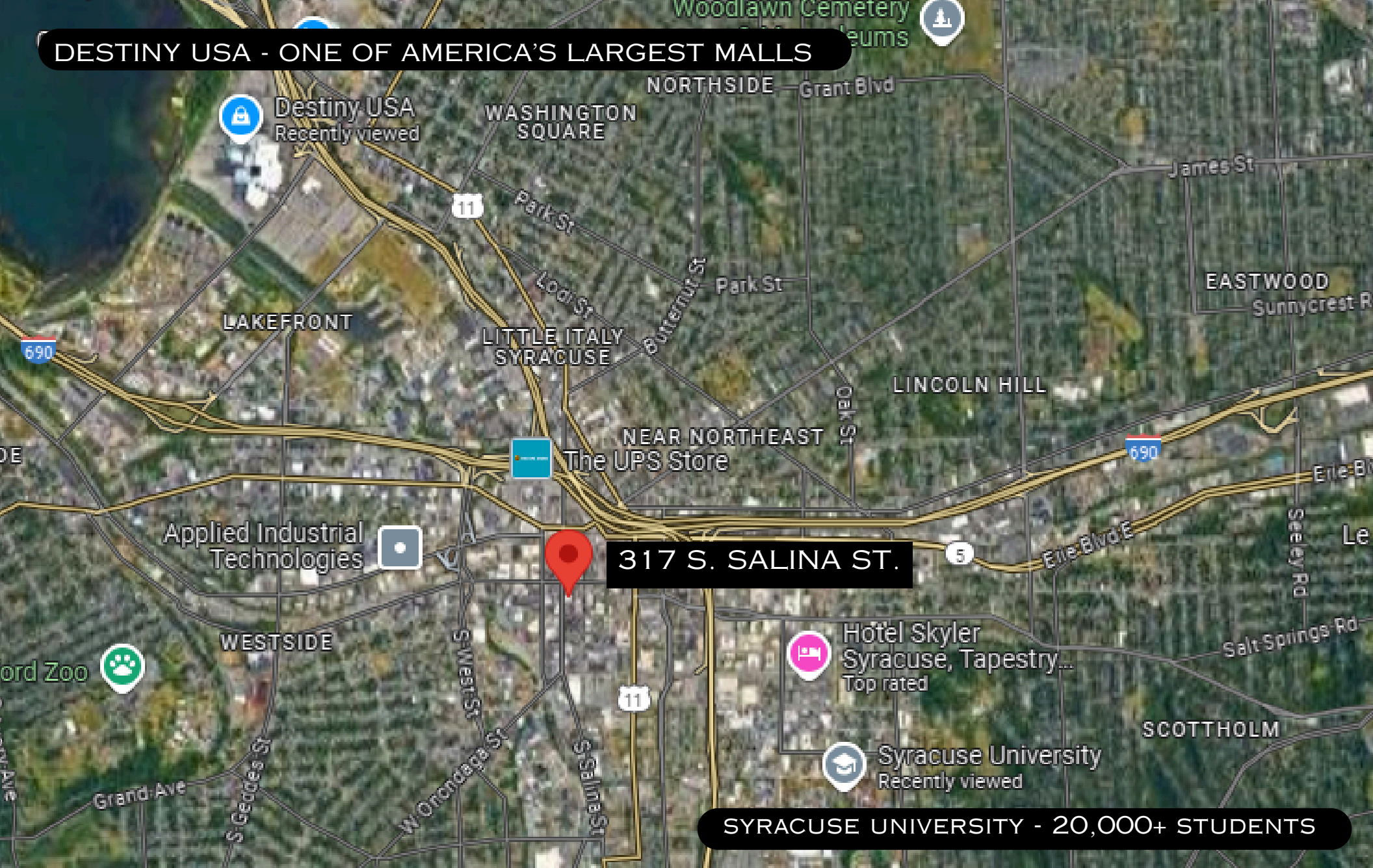
317 South Salina St



FINANCIAL ANALYSIS

INCOME	SF	MONTH	YEAR		EXPENSES	
Retail - Until 2035	5,200	\$6,000.00	\$72,000.00		Insurance	\$ 14,000.00
319-01	1,300	\$1,475.00	\$17,700.00		Taxes	\$ 43,782.61
319-02 Vacant	1,860	\$2,000.00	\$24,000.00		Maintenance	\$ 50,000.00
319-03	1,488	\$1,500.00	\$18,000.00		Vacancy Loss (5%)	\$ 16,938.00
319-04 Vacant	1,440	\$1,700.00	\$20,400.00			\$ 124,720.61
319-05	1,650	\$1,775.00	\$21,300.00			
319-06	1,800	\$2,000.00	\$24,000.00			
319-07	1,500	\$1,600.00	\$19,200.00		NOI	\$214,039.39
319-08	2,070	\$2,400.00	\$28,800.00		CAP	6.00%
319-09	2,029	\$1,900.00	\$22,800.00		ASKING	\$ 3,567,323.17
319-10	1,560	\$1,800.00	\$21,600.00			
319-11	1,232	\$2,125.00	\$25,500.00			
319-12	1,440	\$1,955.00	\$23,460.00			
	24,569	\$28,230.00	\$338,760.00			

DESTINY USA - ONE OF AMERICA'S LARGEST MALLS



317 S. SALINA ST.

SYRACUSE UNIVERSITY - 20,000+ STUDENTS

HELPING BUILD EMPIRES
ONE DEAL AT A TIME

TDROWLETTE@TITANCOMMERCIALREALTYGROUP.COM

TODD J DROWLETTE

NYS LICENSED REAL ESTATE BROKER

MANAGING DIRECTOR

518 400 0668 EXT 702

TITAN COMMERCIAL REALTY GROUP LLC

24 AVIATION RD, ALBANY, NY, 12205

518 400 0668

WWW.TITANCOMMERCIALREALTYGROUP.COM

https://www.dos.ny.gov/licensing/docs/FairHousingNotice_new.pdf

City of Syracuse



MENU

- [Home](#)
- [Research Taxes](#)
- [Assessment Search \(SDG Image Mate\)](#)

[NEW PROPERTY SEARCH](#) | [VIEW TAX BILL](#)

OWNERSHIP INFORMATION

Property Number	Tax Map	Property Address	Owner Name	Mailing Address
0979102800	101.-06-10.0	317-19 SALINA ST S TO BANK ALLEY	BLUE DOT REALTY INC	952 TROY SCHENECTADY RD LATHAM, NY 12210

CURRENT TAXES DUE - AS OF 10/24/2024

	Tax Amount	Tax Due	Penalty	Other Fees	Total
→ 2024/25 City/School	\$30,371.61	\$15,185.80	\$0.00	\$0.00	\$15,185.80
→ 2024 County	\$13,411.00	\$0.00	\$0.00	\$0.00	\$0.00
TOTAL	\$43,782.61	\$15,185.80	\$0.00	\$0.00	\$15,185.80

[Add To Cart](#)

[Back to Results](#)



CONTACT INFORMATION

Exclusively Listed By



TITAN COMMERCIAL REALTY GROUP LLC

TDROWLETTE@TITANCOMMERCIALREALTYGROUP.COM

NYS LICENSED REAL ESTATE BROKER

MANAGING DIRECTOR

518 400 0668 EXT 702

24 Aviation Road, Suite 202

Albany, New York 12205

www.TitanCommercialRealtyGroup.com

https://www.dos.ny.gov/licensing/docs/FairHousingNotice_new.pdf



TODD J DROWLETTE

HELPING BUILD EMPIRES
ONE DEAL AT A TIME