



KIRBY, CARROLL
— & ASSOCIATES —
COMMERCIAL REAL ESTATE

For Sale

*161-163 Marshall St.
Syracuse, NY*

For more information on
this property call:

James D. Kirby
472-9721

Email Address:
kirby@kirbycarroll.com

**KIRBY, CARROLL &
ASSOCIATES**

318 S. Clinton Street
Neal & Hyde Building
Suite 205
Syracuse, New York 13202

Phone: (315) 472-9721
Fax: (315) 472-9719
Email: jcarroll@kirbycarroll.com
Web: www.kirbycarroll.com



MAGGIE'S

- 3,800 Sq. Ft. FABULOUS BUILD OUT. EVERYTHING TOP QUALITY. LAYOUT IS ADAPTABLE TO MAY THEMES
- PRICE INCLUDES CURRENT TENANT'S ASSETS, ALL FIXTURES, FITTINGS & EQUIPMENT USED IN OPERATION OF BUSINESS
- ALL BUID OUT COST & TENANT'S RIGHTS IN A BELOW-MARKET LONG TERM LEASE
- IDEAL LOCATION ON MARSHALL STREET RETAIL "STRIP" FOR SYRACUSE UNIVERSITY
- DENSLY POPULATED AREA: within 3 BLOCKS OF 4 HOSPITALS INCLUDING SUNY UPSTATE MEDICAL UNIVERSITY , AS WELL AS 2 NURSING SCHOOLS
- LEASE IS WELL BELOW AREA RENTS AT \$2,700 + SHARE OF TAXES. TAXES COST CURRENTLY \$850/MO
- AVAILABLE AT \$197,000