



KIRBY, CARROLL
— & ASSOCIATES —
COMMERCIAL REAL ESTATE

Property For Sale

*535-39 Court Street
Syracuse, NY*

**For more information on
this property call:**

**James D. Kirby
472-9721**

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**KIRBY, CARROLL &
ASSOCIATES**

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- 5,920 Sq. Ft. 4 - Unit Mixed-Use Investment Property
- Established Businesses w/Loyal Clientele Occupy 2 Street Level Retail Units: Court St. Mini Mart & Court Street Laundromat
- 2 Residential Apartments Occupy 2nd Floor Space
- Sale Includes Land, Building & Laundromat Business w/ Equipment including Quality Stainless Steel Washers
- Located in Nice Neighborhood on Northside
- Creative Financing Available for Qualified Buyers, Including Possible Assumption of Mortgage
- This Fully Occupied Property is Offered at \$179,500