



KIRBY, CARROLL
— & ASSOCIATES —
COMMERCIAL REAL ESTATE

For SALE or LEASE

*9 & 11 E. Genesee St.
Baldwinsville, NY*

For more information on
this property call:

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Kirby, Carroll & Associates
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Syracuse, New York 13202
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Messenger Building

Village of Baldwinsville

- 5,700 +/- Sq. Ft. Retail Building
- Prime Village Location on Busy Corner
- 1st Fl. Spaces Fully Leased to Physical Therapy Tenant @ \$2,000/mo. + Utilities And Retail Store @ \$700/mo. + Utilities.
- 2nd Fl. - Newly Renovated Vacant Space Available @ \$2,000/mo. + Utilities
- Great Opportunity for Owner/User
- Stately Historic Building
- Annual Property Taxes: \$12,858
- Recent Improvements:
 - New Roof, Windows, Mechanicals
- Generous On-Site Free Parking
- Offered at \$379,000