

**1,572 SQFT  
STAND-ALONE**

**AVAILABLE**



**6491 Collamer Road, E. Syracuse, NY. 13057**



**Scott Dumas**

**LICENSED REAL ESTATE BROKER**

**315.877.5113**

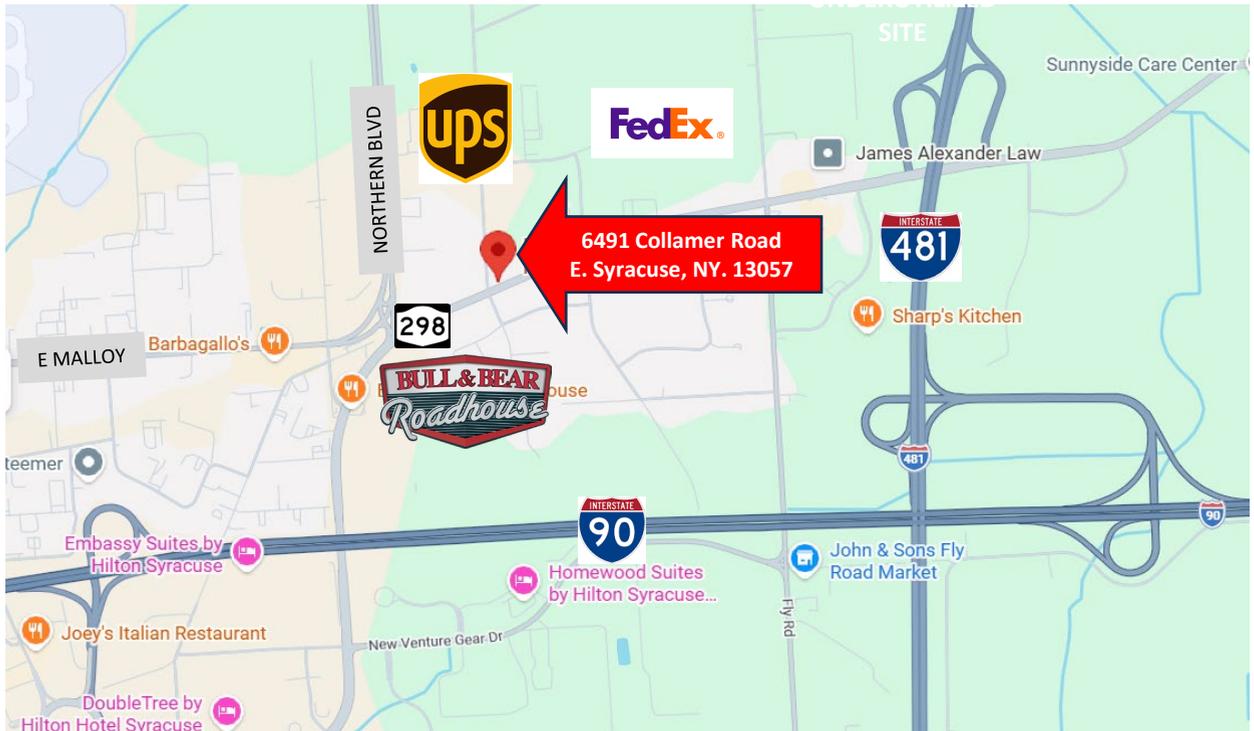
**ScottDumas107@gmail.com**

PAPYRUS REAL ESTATE SOLUTIONS, LLC  
1970 West Fayette Street  
Syracuse, NY 13204

- Stand-alone building fully-built catering site.
- Easy access from I-481(exit 7), I-90 at both Carrier Circle(35) and I-481(34A), Northern Blvd & Fly Road.
- Close to a 174<sup>th</sup>, BOCES, distribution and many hotels.
- Move-in ready for a ghost kitchen.
- Includes grease-trap, hoods and a walk-in if desired.
- 200AMP, Gas, muni water/sewer, 70 & 40 gal H/W, recent HVAC, new roof @ 2021(50 yr warranty). Built in 1935.
- Parking for 25+ on 0.65 Acre zoned Business Traditional.

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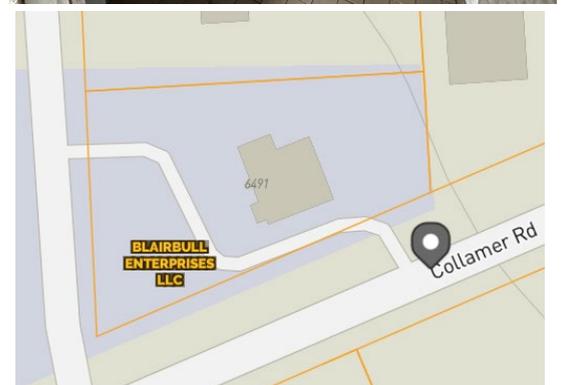
**AVAILABLE**



**\$1,700 / Mo. Triple-Net**

**OR**

**\$299,000**



- Perfect as a Catering or Ghost kitchen.
- Former operator consolidated spaces.
- Will not be leased as a retail restaurant.