

AVAILABLE FOR SALE

**7453 Morgan Road
Liverpool, NY. 13090**

7,500 Sq Available of a 10,000 SF Medical Office Building



Property Details:

- 10,000 SF building on a 1.47 acres
- Commercially Zoned Medical Office building.
- Immediately available is 7,500 facing Morgan Road. Final 2,500 SF available May 2027.
- 60 Shared parking spaces with adjacent medical practice with room to expand.
- 7 restrooms, 3 kitchenettes & multiple means of egress.
- New roof(2026), gas HVAC, separate meters & garage for storage.

MB Mike
Barney
Management
A Subsidiary of Smartcore Consulting, LLC.
www.mikebarneymanagement.com

Sale Price \$1.1 Million.

5015 Campuswood Drive – Suite 101 - East Syracuse, NY 13057
315-877-5113 Mobile | 315-634-5033 Office | ScottDumas107@gmail.com

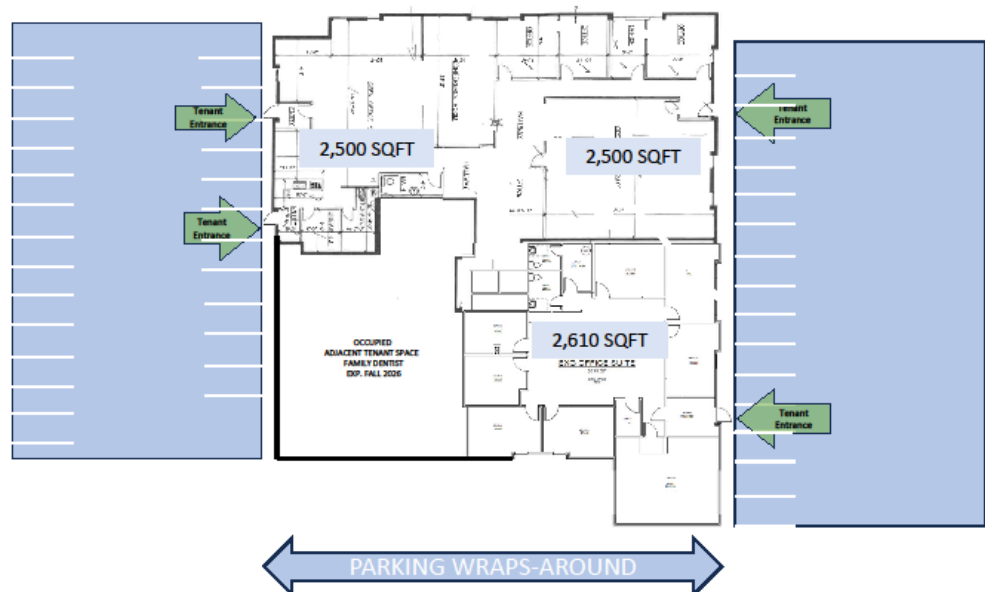
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MORGAN ROAD FRONTAGE



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