

## OFFERING MEMORANDUM

# OFFICE/MIXED-USE BUILDING

314 Park Street, Fulton, New York 13069

**FOR SALE: \$350,000**



**7,380 SF | 0.34 ACRES | 2-STORIES | 24 PARKING SPACES**

## FOR MORE INFORMATION:

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## OFFERING MEMORANDUM

# 314 PARK STREET

Fulton, NY 13069

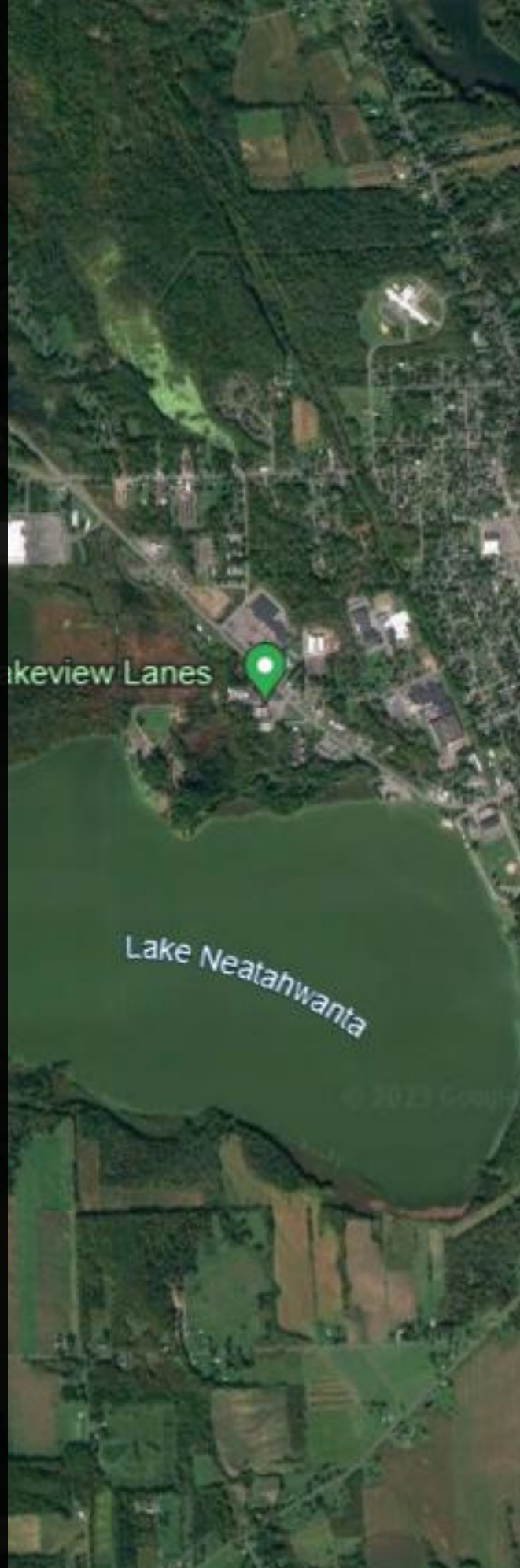
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Granby Center

## DISCLAIMER

The information contained in the following Offering Memorandum has been prepared to provide a summary of unverified information to prospective buyers or tenants and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation.

Prospect agrees that the proposed sale price and its terms, and any negotiations or discussions with respect to the transaction (collectively, "Confidential Information") are confidential. Prospect agrees that it shall, and that it shall cause Prospect's representatives to, maintain and protect the confidentiality of all Confidential Information. Further, Prospect agrees that it shall not, and that it shall cause its representatives to not, disclose any Confidential Information to anyone other than individuals working on Prospect's behalf directly or in connection with the proposed transaction who have agreed to be bound by the provisions of this paragraph.





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## EXECUTIVE SUMMARY

# 314 PARK STREET

Fulton, NY 13069

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314 Park Street in Fulton, NY, is a well-positioned office/mixed-use property, totaling 7,380 square feet and situated on a 0.35-acre lot. This office/mixed-use building was built in 1969 and benefits from 24 surface parking spaces. The property presents an exciting investment/owner-user opportunity with several noteworthy features providing flexibility to accommodate a wide range of businesses.



*Scan for  
more info!*

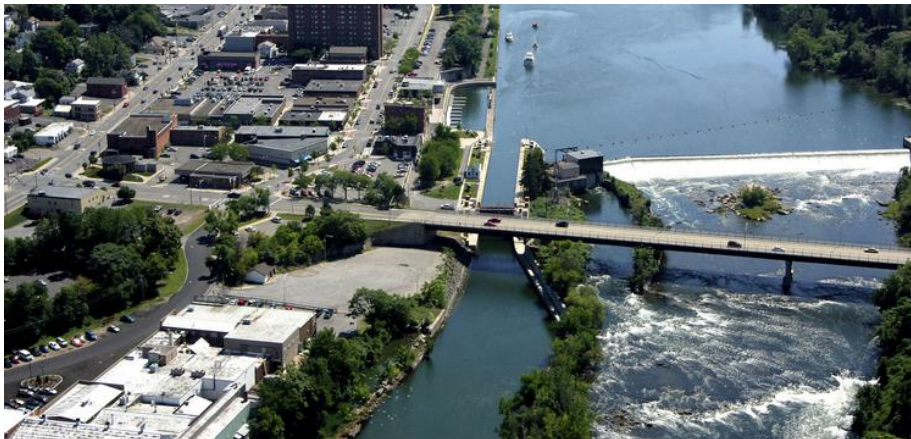
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# MARKET OVERVIEW

## Fulton, New York

Fulton is located along the Oswego River and is part of the larger Oswego metropolitan area. It's known for its proximity to Lake Ontario and the scenic beauty of the surrounding area. Fulton offers various recreational opportunities, including fishing, boating, and outdoor activities. Nearby parks, such as Lake Neatahwanta Park, provide residents and visitors with green spaces for leisure and relaxation. Historically, Fulton's economy has been closely tied to manufacturing and industry, particularly related to the production of steam engines, textiles, and other products. Over time, the city's economy has diversified, with a focus on healthcare, education, and services. Fulton hosts various events and festivals throughout the year, including the annual "Fulton Jazz Festival" and the "Fulton Community Festival." These events feature live music, food, and entertainment, and they draw people from the surrounding area. Overall, Fulton, NY, like many small cities in upstate New York, has a rich history and continues to evolve to meet the changing needs and expectations of its residents. It provides a mix of historical charm, natural beauty, and modern amenities for its community.



# DEMOGRAPHIC SUMMARY

FULTON, NY

## POPULATION

City: Fulton

**11,354**

State: New York 19.84 Million

## MEDIAN AGE

City: Fulton

**34.7 Years**

State: New York 39 Years

## MEDIAN HOUSEHOLD INCOME

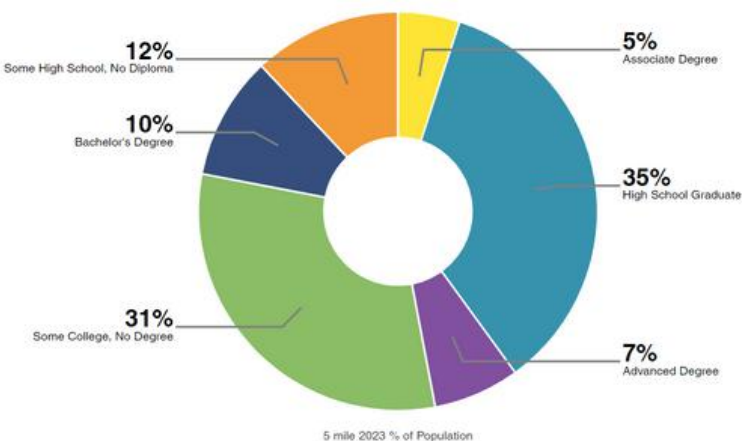
City: Fulton

**\$58,582**

State: New York \$111,583

## EDUCATIONAL ATTAINMENT

Highest level of education among people aged 25 years and older as 80% more or less than New York at large.



## 2023 STATISTICS

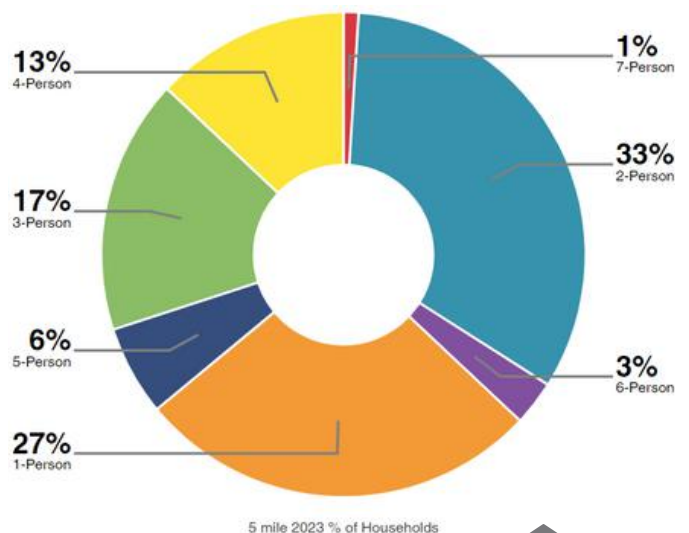
	2 Mile	5 Mile	10 Mile
Population 2023	13,195	20,500	49,699
Total Households	5,320	8,085	19,224
Avg Household Size	2.5	2.5	2.6
Avg Household Income	\$60,715	\$66,380	\$77,108

## ECONOMIC INDICATORS

**4.10%** Fulton Unemployment Rate

**3.8%** U.S. Unemployment Rate

## HOUSEHOLDS



City: Fulton

**4,657**

State: New York 7.417 million



Average Household Size

# SYRACUSE, NY - MSA

Fulton, New York, is part of the Syracuse Metropolitan Statistical Area (MSA). The Syracuse MSA includes the city of Syracuse, as well as the surrounding communities and counties in central New York. Fulton is situated in Oswego County, which is one of the counties included in the Syracuse MSA.

The Syracuse MSA encompasses a broad region in central New York, and it includes Onondaga County, Oswego County, and Madison County. The city of Syracuse is the largest and most central city within the MSA.

Syracuse has a diverse economy that includes sectors such as healthcare, education, manufacturing, and technology. The presence of several universities and healthcare institutions, along with various businesses, contributes to the economic vitality of the region.

Syracuse MSA is home to several higher education institutions, including Syracuse University, SUNY Upstate Medical University, and Le Moyne College. These institutions play a significant role in the educational and cultural life of the region.

The Syracuse area offers numerous recreational opportunities, with nearby lakes, parks, and outdoor activities, making it an attractive place for those who enjoy outdoor and recreational activities.

The region is connected by major transportation routes, including Interstate 81, which connects Syracuse to other major cities in the region. The Syracuse Hancock International Airport provides air travel options for the area.

The Syracuse area, of which Fulton is a part, is an important economic and cultural hub in central New York. It serves as a center for education, healthcare, and various industries, contributing to the overall quality of life for its residents and the surrounding communities.



# SITE OVERVIEW

## SITE

Property Type:	Office
Building Class:	Class B
Year Built:	1940
Renovated:	1996
Total SF:	7,380
Total Acreage:	0.34
Building Height:	2 Stories
Parking:	24 Surface Spaces

Construction:	Masonry
Walls:	Brick Exterior
Columns:	Steel I-Beams
Roof:	25 Ft.
Ceiling Type:	Acoustic Panel
Clear Ceiling Height:	Normal
Power:	400-amp Breaker

Lighting:	Florescent, Incandescent
HVAC:	Gas forced air, Reznor space heaters in basement

Elevator:	Otis, 2500 lbs/15-person passenger elevator
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## TAXES (PAYABLE 2023)

Current owner is a non-profit organization exempt from taxes.  
Tax estimate based on the assessed value and prevailing  
2023 tax rates is \$12,130.







# PARCEL OVERVIEW

## BUILDING SPECIFICATIONS

Building Size:

Total: 7,380 SF

Acreage:

Total: 0.34acres

Year Built: 1940

Renovations: 1996



# PARCEL MAP

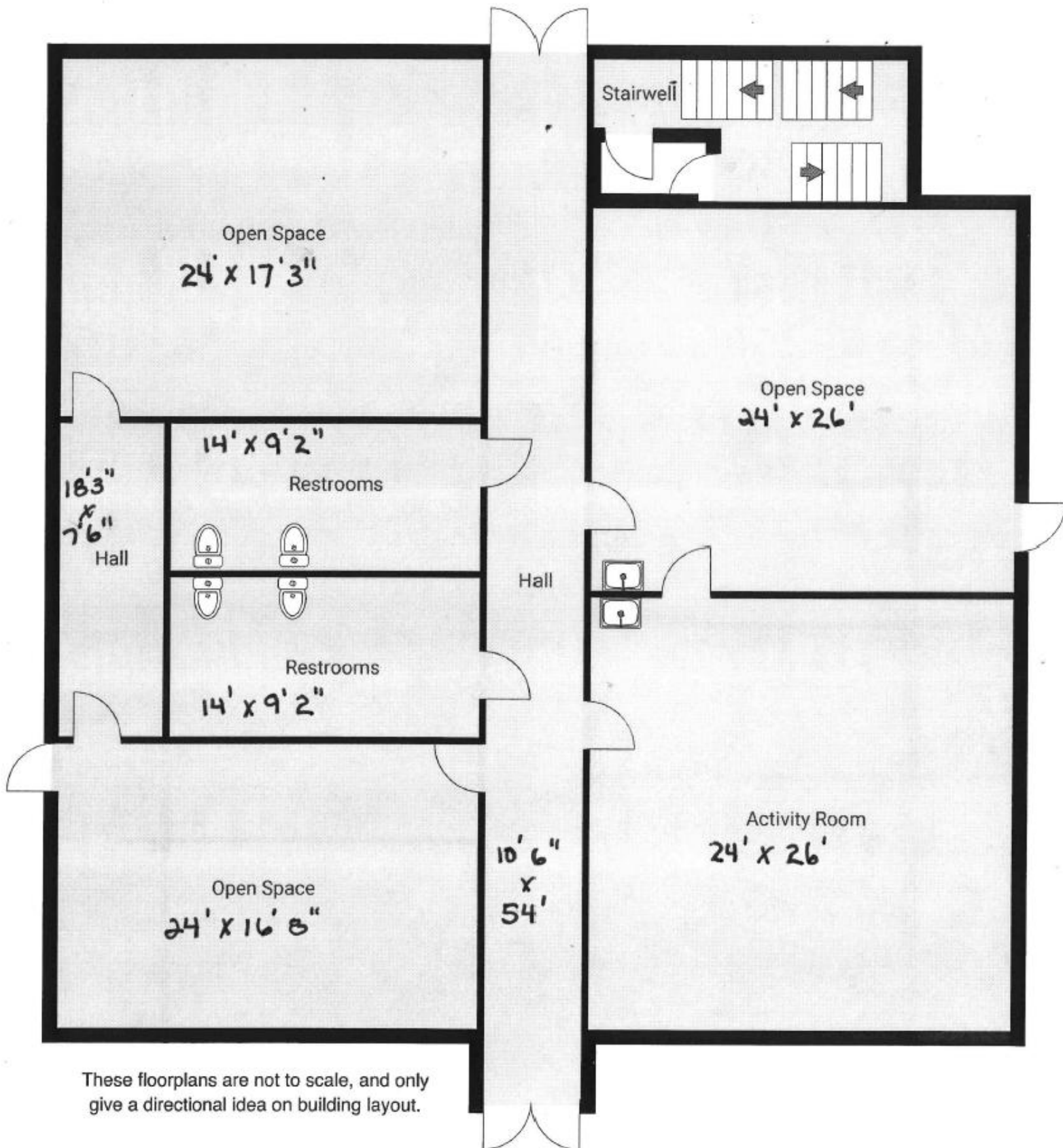






# FLOOR PLANS

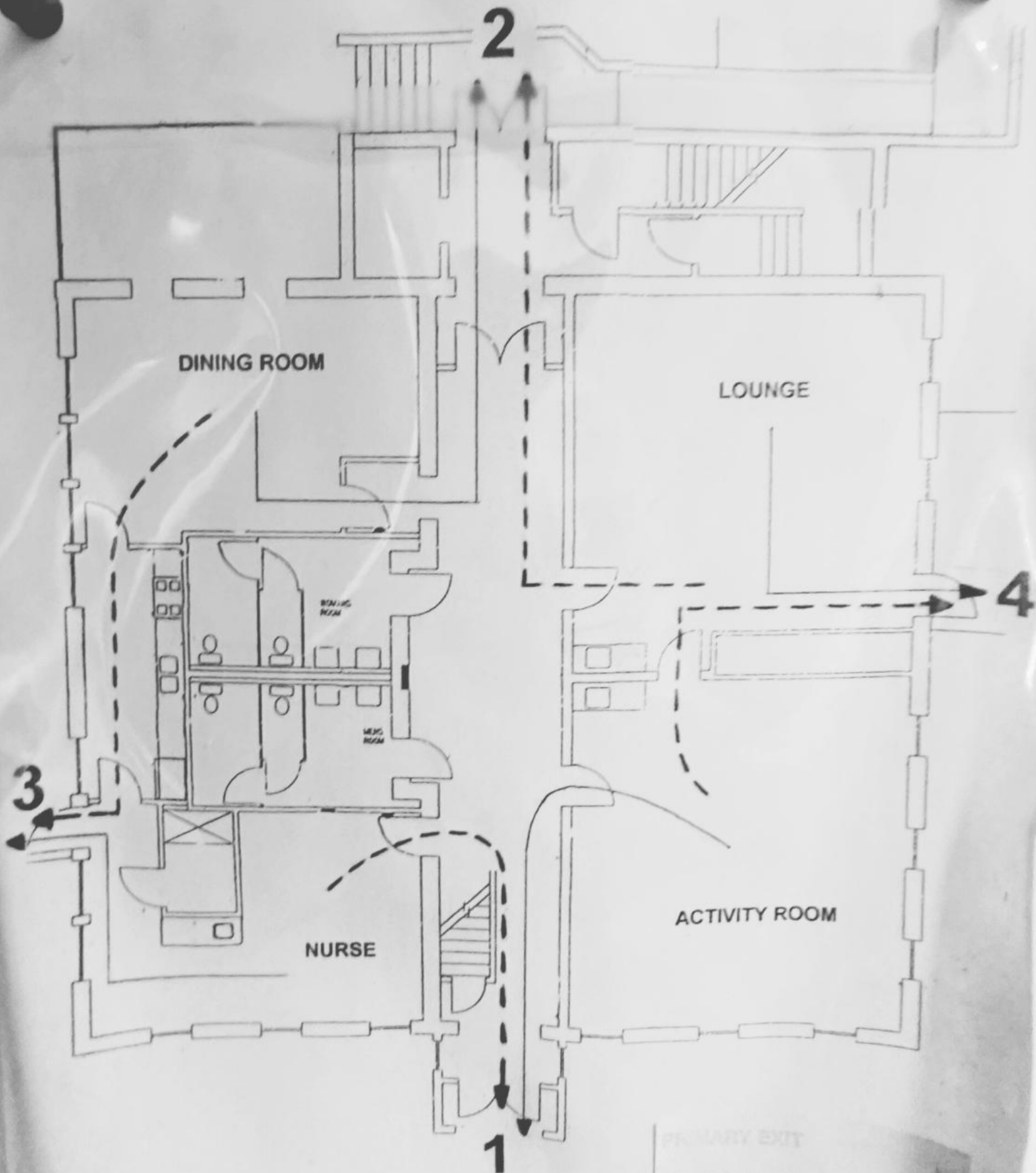
## 1ST FLOOR



These floorplans are not to scale, and only give a directional idea on building layout.

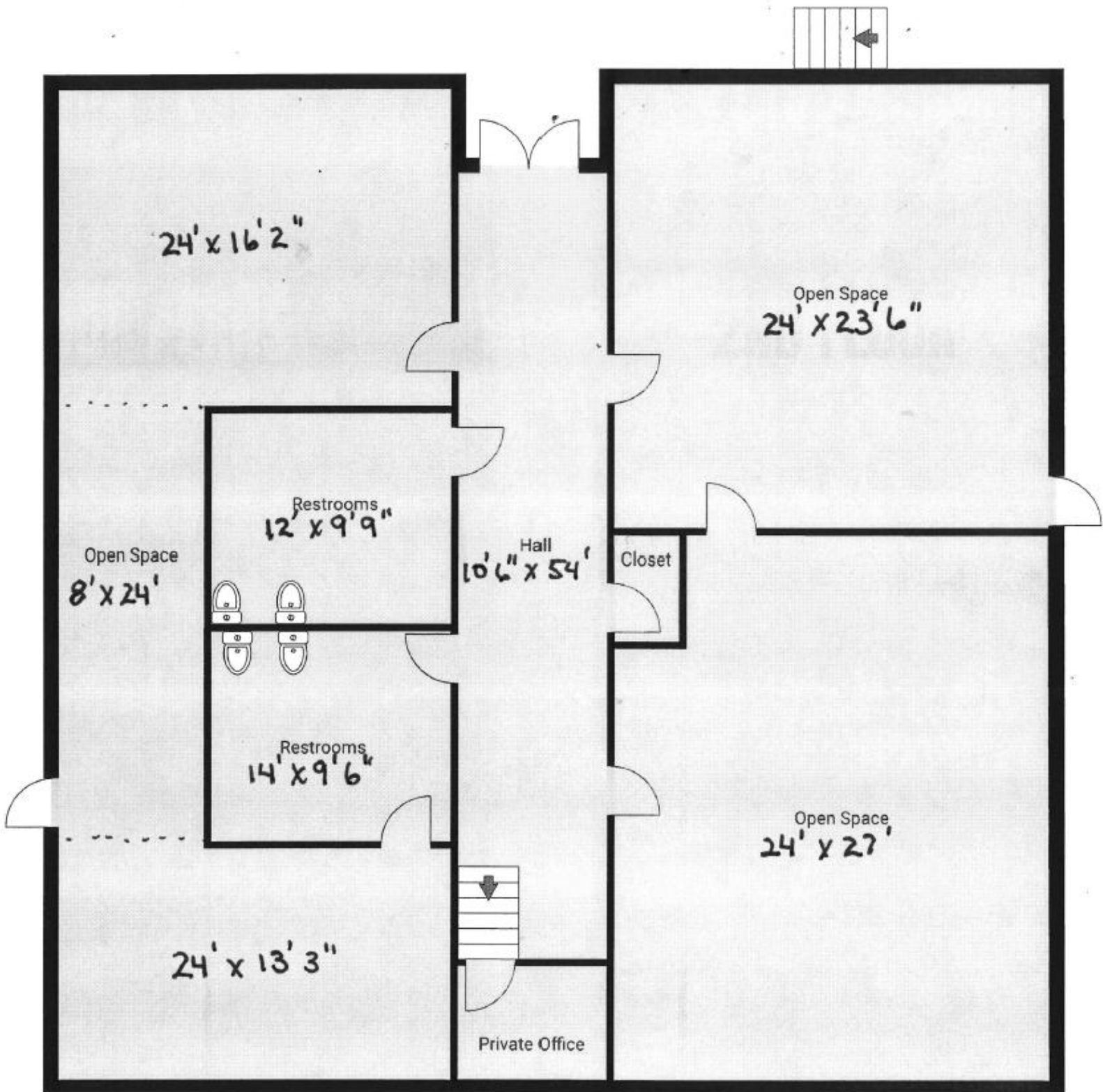


# EVACUATION PLANS



# FLOOR PLANS

## 2ND FLOOR



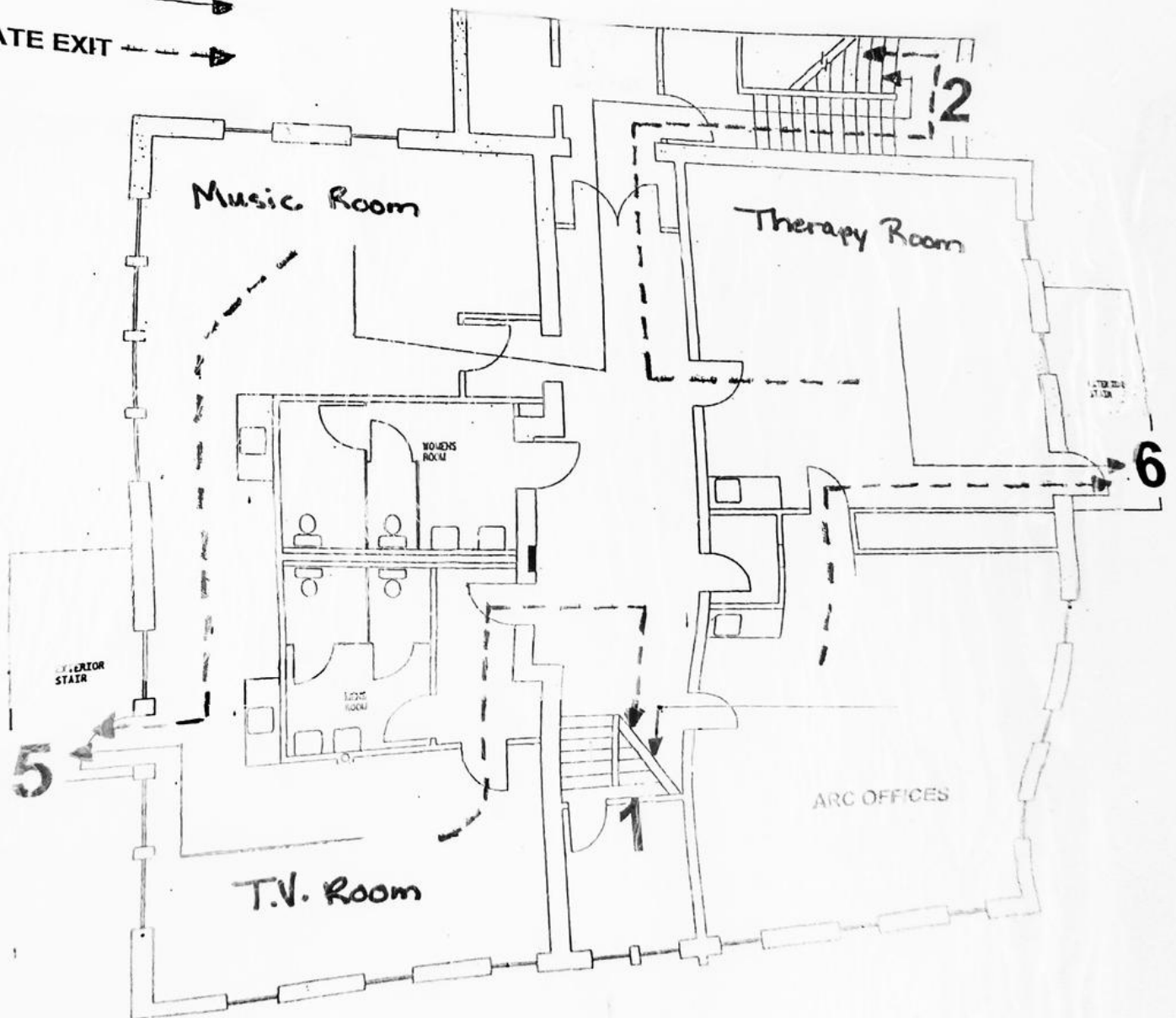
These floorplans are not to scale, and only give a directional idea on building layout.



# EVACUATION PLANS

## FIRE EVACUATION PLAN

PRIMARY EXIT ———→  
ALTERNATE EXIT - - - - -→



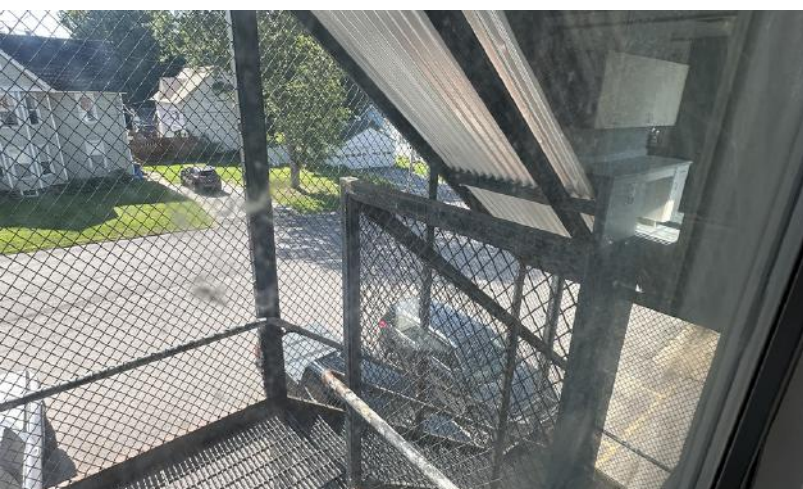
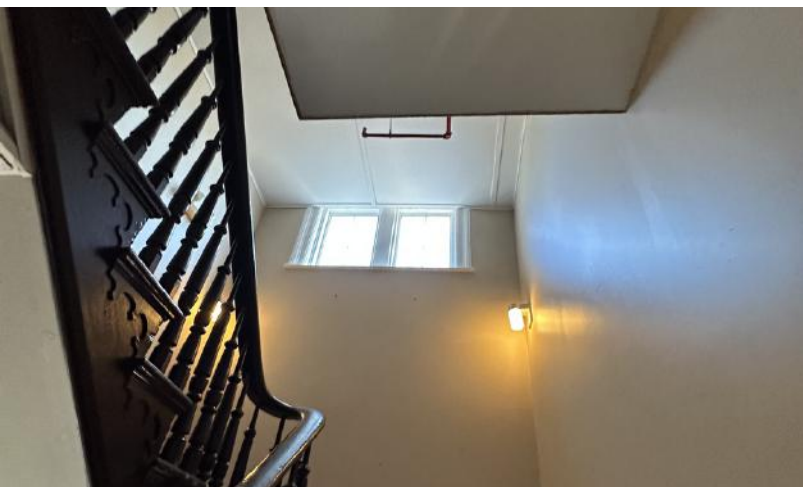




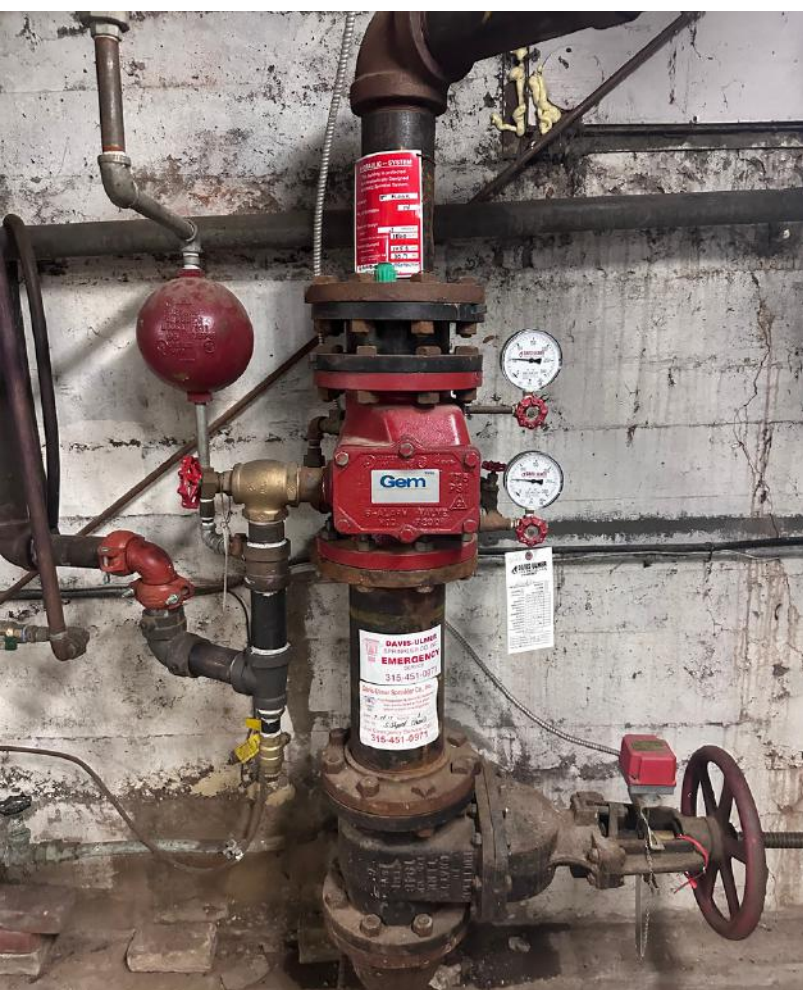
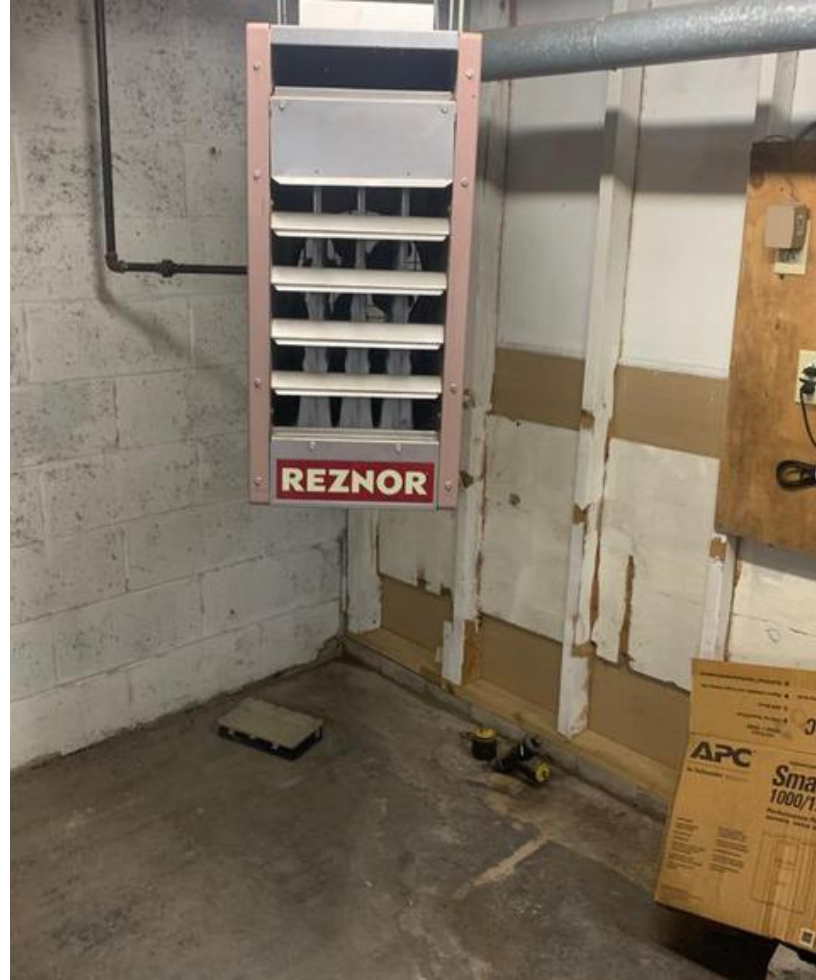












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