

FUTURE DEVELOPMENT SITE

6,382 Sq Ft
In the Village of Manlius

FOR SALE



\$1,200,000

**228 E Seneca Street
Manlius, NY. 13104**



PAPYRUS
REAL ESTATE SOLUTIONS

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LICENSED REAL ESTATE BROKER

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

- **High visibility** bank location available in Onondaga County.
- Heavy daytime traffic.
- **Prominent intersection within the Village of Manlius.**
- Manlius has one of the best demographics in Central New York.
- Great walking demographic.
- Flexible site for redevelopment.
- Adjacent to municipal parking.
- Property Commercially Zoned 0.61 Acres.
- Zoning allows retail, personal service shops, banks, offices, restaurants, & indoor theaters.

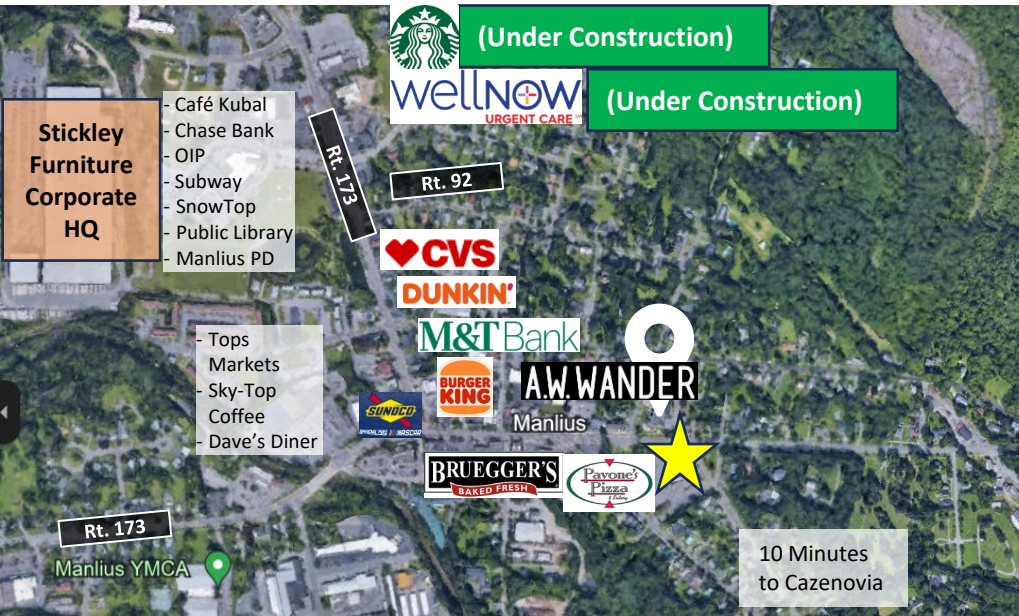
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- Well maintained facilities.
- Includes 16 paved spaces, estimated 5 gravel spaces & redevelopable land for additional parking.
- Includes functional vaults, drive-thru's, security and ATM space available as a value-add.



21 Parking Spaces



- 18.1 Miles to Hancock International Airport.
- 13.7 Miles to Destiny USA.
- 11.6 Miles to Downtown Syr.
- 10 Minutes to Cazenovia.
- 4 Miles to Lyndon Corners.
- Half Mile from the top-rated Fayetteville-Manlius High School.

