

7112 NY-104 Oswego, NY



For Sale



Lakeside Commons



Property Flyer



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Executive Summary

Lakeside Commons is a premier 84-unit multifamily community in Oswego, New York, offering a unique combination of spacious floor plans, modern amenities, and a highly desirable location immediately adjacent to the SUNY Oswego campus. The property is well-positioned to serve both the university population and the broader Oswego multifamily housing market.

The community consists of sixty (60) 4BR/4BA units, sixteen (16) 2BR/2BA units, and eight (8) 6BR/6BA units, totaling 320 bedrooms. The diverse unit mix provides flexibility to accommodate a range of residents, from students and young professionals to roommates and larger households. Lakeside Commons features an attractive amenity package designed to enhance the resident experience, including a New England lodge-style fireplace, expansive study and lounge areas, four private conference rooms, a game room, and a full-size community kitchen. The property's spacious layouts and extensive common areas distinguish it from traditional multifamily offerings in the Oswego market.

Located immediately adjacent to SUNY Oswego, Lakeside Commons benefits from a strong location with convenient access to campus, downtown Oswego, Lake Ontario, and the surrounding Central New York employment and educational centers. The property's combination of location, unit diversity, modern amenities, and substantial bedroom inventory creates an attractive opportunity for investors seeking a multifamily asset with multiple demand drivers. This is a unique opportunity to acquire a well-established, amenity-rich multifamily complex with a differentiated unit mix and the potential to benefit from continued demand for quality housing in the Oswego market.

[Click Here for Drone Video](#)

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[Click Here for Building Gallery and Virtual Tour](#)



Site Plan



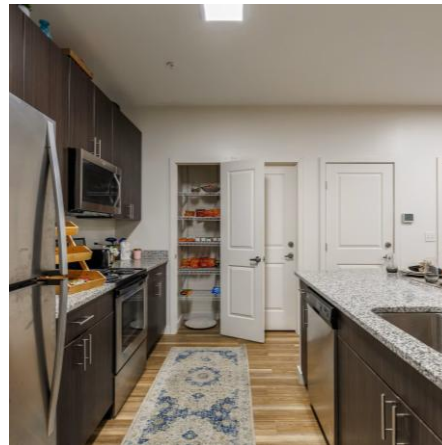
Exterior Photos



Common Area Photos



Interior Photos



Interior Photos (Continued)



Sample Floor Plans

Spruce
2BR/1BA (934 SF)



Aspen
4BR/4BA (1,548 SF)



Sample Floor Plans

Maple
4BR/4BA (1,620 SF)



Cedar
6BR/6BA (2,400 SF)



Market Overview

Lakeside Commons is positioned to benefit from multiple powerful demand drivers, combining immediate proximity to SUNY Oswego with access to Syracuse University, Micron Technology and the broader growth occurring throughout Central New York.

SUNY Oswego is located **immediately adjacent** to Lakeside Commons, the school provides a strong and recurring source of student housing demand and serves as one of the area's largest economic anchors.

- Approximately 5,500 undergraduate students
- More than \$400 million in annual economic impact
- Established student, faculty and staff housing demand

Micron will be located **30 miles** from Lakeside Commons. Micron's planned \$100 billion semiconductor campus in Clay represents one of the largest private investments in New York State history and is expected to transform the Central New York economy.

- Approximately 9,000 direct Micron jobs
- More than 40,000 additional jobs expected across construction and the regional supply chain

Syracuse University is located **40 miles** from Lakeside Commons. SU is a major economic and employment anchor for the region, generating significant demand for housing, services and commercial activity while increasingly participating in Central New York's growing technology and semiconductor ecosystem.

- More than \$1.8 billion in annual regional economic impact
- Supports more than 35,000 jobs



Market Overview (Continued)

Strategic Waterfront Location: Oswego sits on Lake Ontario with direct access to the Port of Oswego, a major shipping and logistics hub- the only deepwater port on the U.S. side of the Great Lakes east of Detroit.

Strong Regional Connectivity: Quick access to State Route 104 and I-481, connecting to Syracuse and the Thruway corridor.

Economic Growth & Investment: The city has received Downtown Revitalization Initiative (DRI) funding from New York State, fueling new housing, retail, and waterfront projects.

Business-Friendly Climate: The City of Oswego Office of Economic Development actively supports redevelopment projects and may offer local incentives, façade grants, and PILOT programs for qualifying improvements.

Diverse Local Economy: Anchored by SUNY Oswego, the Port, Oswego Health, and a mix of manufacturing, logistics, and service industries





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