

# FOR SALE

## *University Townhouses*

**205-247 Robert Drive  
Syracuse, NY**

**Listed at \$9,900,000**



## Property Overview

- 23 Buildings
- 46 Total Units
- Mostly 3-bed, 1.5-bath Townhouses
- Prime location near multiple area universities and hospitals



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# About The Property

Nearly the entire community is made up of 3-bedroom, 1.5-bathroom townhouses, with a few unique outliers including two 4-bedroom units.

Most of the buildings have been remodeled, offering a turn-key investment opportunity with desirable amenities that appeal to students, medical professionals, faculty, and other tenants seeking convenient housing near the university and major medical centers.

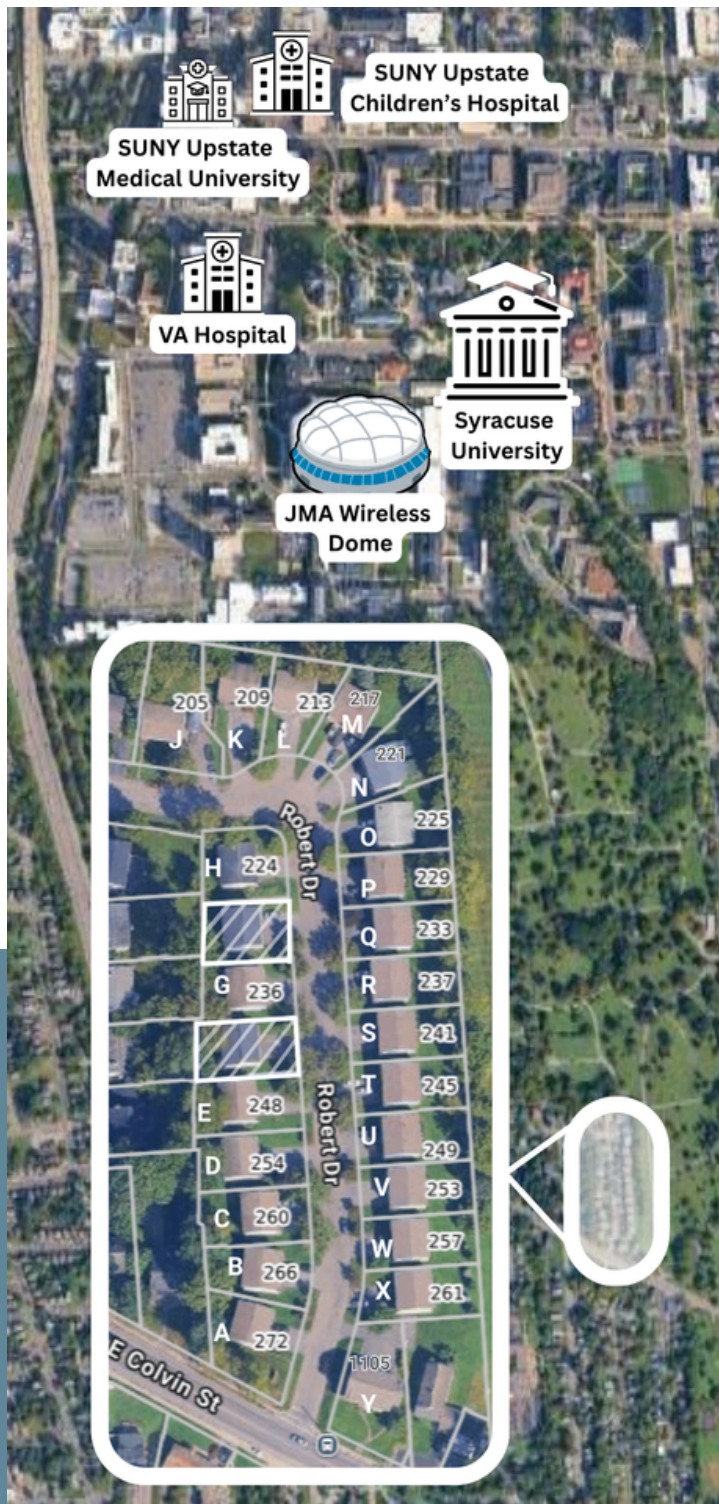


## Consistent Features

- Updated kitchens including stainless steel appliances
  - dishwasher, microwave, stove, refrigerator
- Dedicated dining area
- Spacious living rooms to accommodate sectional seating and work stations
- Modern bathroom finishes featuring marble and tile
- Hardwood flooring throughout
- Individual combination heating and cooling units for each room



# About The Location



This prime location is strategically positioned between multiple high renter demand institutions. Easy access to Syracuse University's John A. Lally Athletics Complex which includes their main commuter parking lots and a major transportation hub, makes these townhouses a prime choice for the 6,000+ Graduate Students, 2,100+ Faculty, 5,300+ Staff, and the 15,000+ undergraduate students of whom around 50% live off campus, as well as the 2,200+ students attending the neighboring SUNY ESF.

The significant and steady demand for rental housing in the area is further bolstered by the more than 2,100 students, residents and fellows from nearby Upstate Medical University and the nearly 15,000 faculty and staff between the university and Upstate Hospital. The area is also home to the Syracuse VA Medical Center which provides care to veterans living in a 13-county area of central New York bringing even more potential renters to the area.



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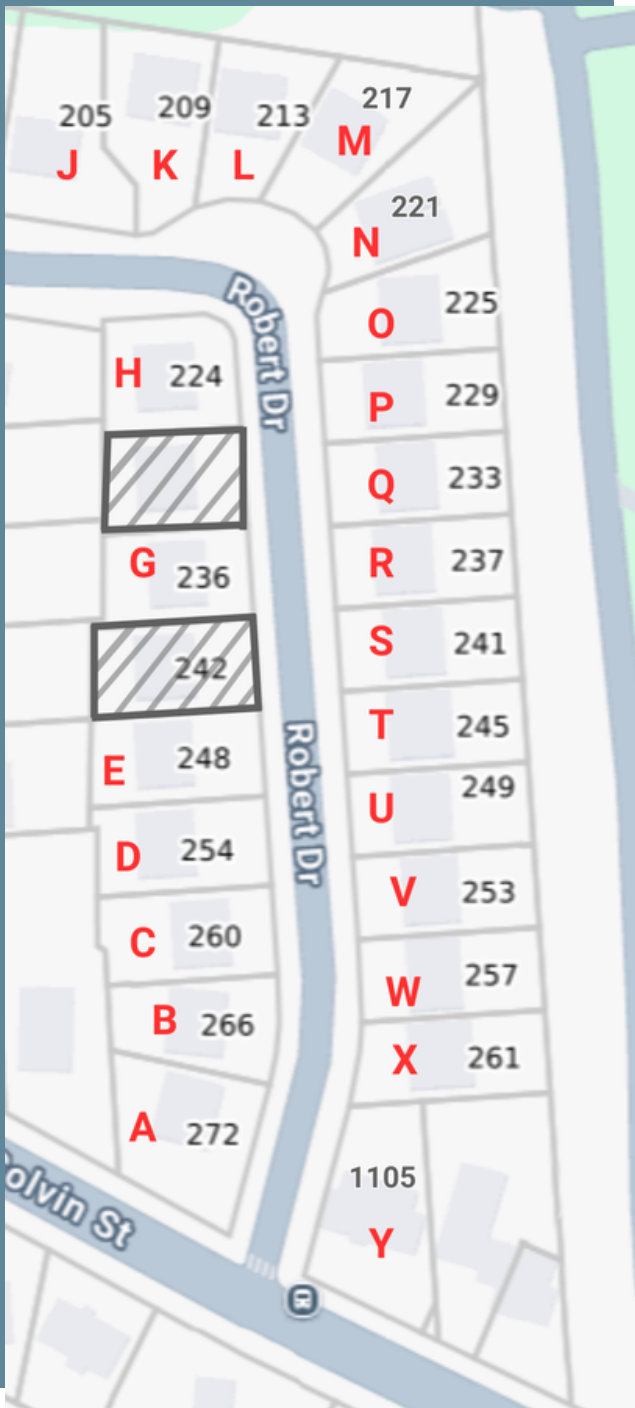
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# About The Street



## Unit Breakdown

- 41 3-Bedroom, 1.5-Bathroom Units
- 3 3-Bedroom, 1-Bathroom Units
- 2 4-Bedroom, 1.5-Bathroom Units
- 42 Garage Spots
- Most include Kitchen, Dining Room, Living Room, and Laundry
- Several are furnished



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# About The Layouts

Most units follow the same floor plan featuring kitchen, living room, and dining room and half-bathroom on the first floor, three-bedrooms and the full-bathroom on the second floor, and the garage and utility room on the ground floor.

The other unit types vary depending on style.



Measurements on floorplans are approximate



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