



The Boulder Group arranges sale of net-lease Caliber Collision property for \$4.34 million

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3593 NY 31 - Baldwinsville, NY

Baldwinsville, NY The Boulder Group completed the sale of a single tenant net-leased Caliber Collision property located at 3593 NY 31 for \$4,348,600.

Featuring a 15-year, corporately guaranteed lease with Caliber Collision, the largest U.S. collision repair chain with 1,400+ locations, this property includes a 13,625 s/f automotive building on 3.78 acres. With zero landlord responsibilities and 10% rent bumps every five years, it's located at the corner of Rte. 31 and Oswego Rd. (33,000-VPD). Within 1.5 miles of major retailers and services, and in the Syracuse MSA with over 660,000 residents, it's also just 12 miles from Syracuse University, having average household incomes over \$90,000 within five miles.

Randy Blankstein and Jimmy Goodman of The Boulder Group represented the buyer in the transaction. The buyer was midwest based and in a 1031 Exchange. The seller was a southeast based developer.

Caliber Collision stands as the preeminent collision repair chain in the U.S., distinguished by its unparalleled service and extensive network of over 1,400 locations.

"Caliber's leading position within the collision sector attracted the buyer," said Randy Blankstein,

president of The Boulder Group.

Jimmy Goodman, partner of The Boulder Group, said, "This location benefits from its proximity to several car dealerships."

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