

**FOR SALE - \$1,200,000**

HIGH-TRAFFIC COMMERCIAL SITE AVAILABLE

Property Highlights

- 1.45-acre corner redevelopment parcel on well traveled Elmira Street with 7,753 average daily traffic counts.
- Across road from Applebee's and near William's Subaru, Wendy's, Microtel, Walmart, Lowes, and many other retail and offices.
- Great location for retail or a QSR.
- 70 Clinton Street is included in the sale.

EXCLUSIVE CONTACT

Michael J. Manzari, CCIM, SIOR
Real Estate Broker
+1 607 738 8458
mmanzari@pyramidbrokerage.com

8 Denison Pkwy East, Suite 401
Corning, New York 14830
+1 607 937 9720

pyramidbrokerage.com