


EXCLUSIVE SALE OFFERING

DOWNTOWN ITHACA COMMERCIAL BUILDING

Potential for Office or Multi-Family Use

Property / Location Highlights

- Spacious two-story commercial building
- Space Plan mix of reception area; private offices; meeting rooms; open / flex space; kitchenette / break room; and multiple bathrooms
- Corner lot with on-site parking
- Past use office but potential to repurpose to multi-family
- Walkable neighborhood with mix of professional / medical office and residential
- Located in DeWitt Park Historic District
- Within short walk of Ithaca Commons - retail; restaurants; banking and other services



Property Details

Tax ID #	49.-2-13
Building Size	5,656 +/- SF
Stories	2
Lot Size	0.13 Acres
Zoning	R-2b
Utilities	Gas & Electric
On-Site Parking	6-8 Vehicles

EXCLUSIVE CONTACT

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Pyramid Brokerage
Company

124 E. Court Street
Ithaca, NY



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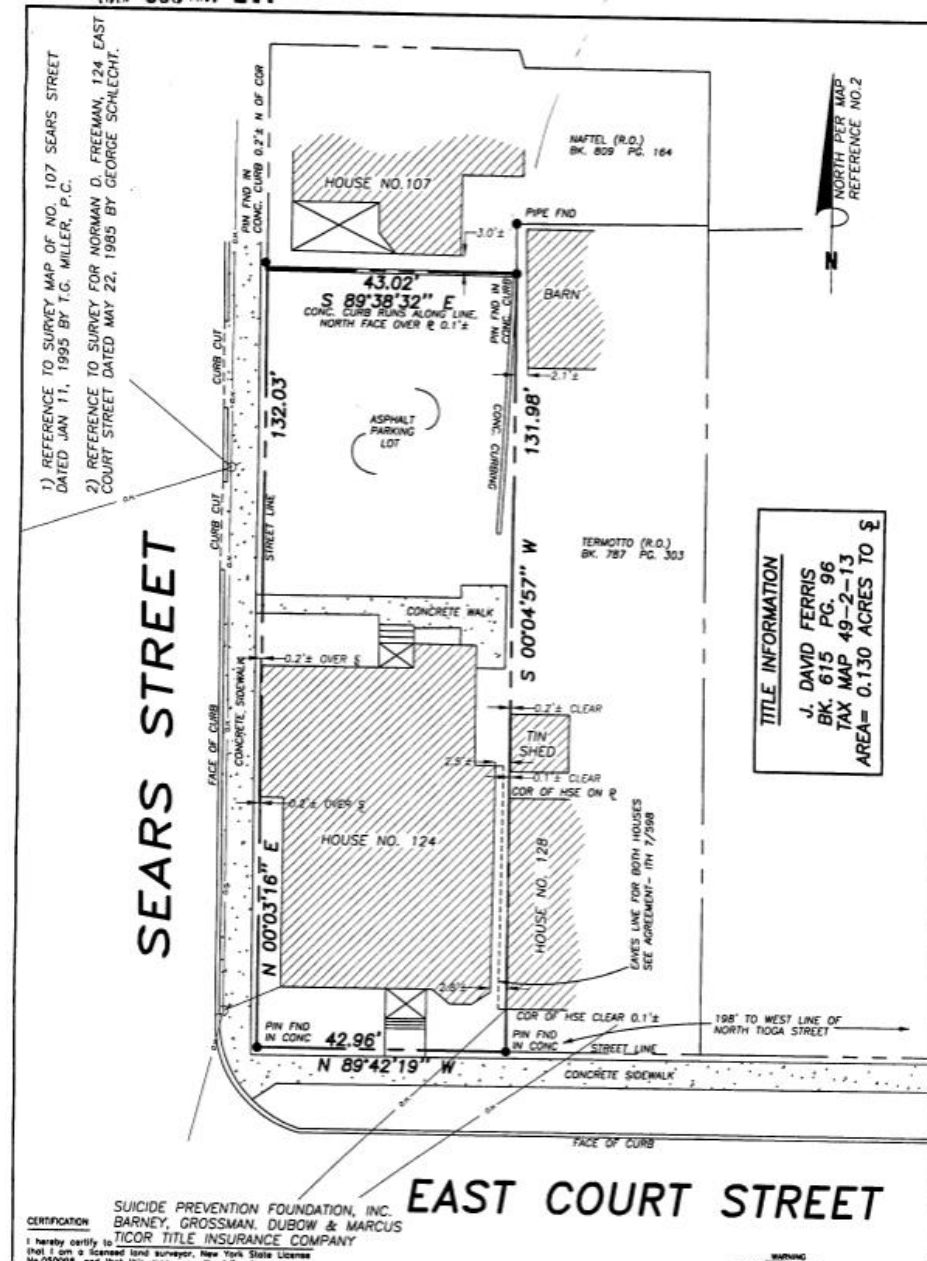


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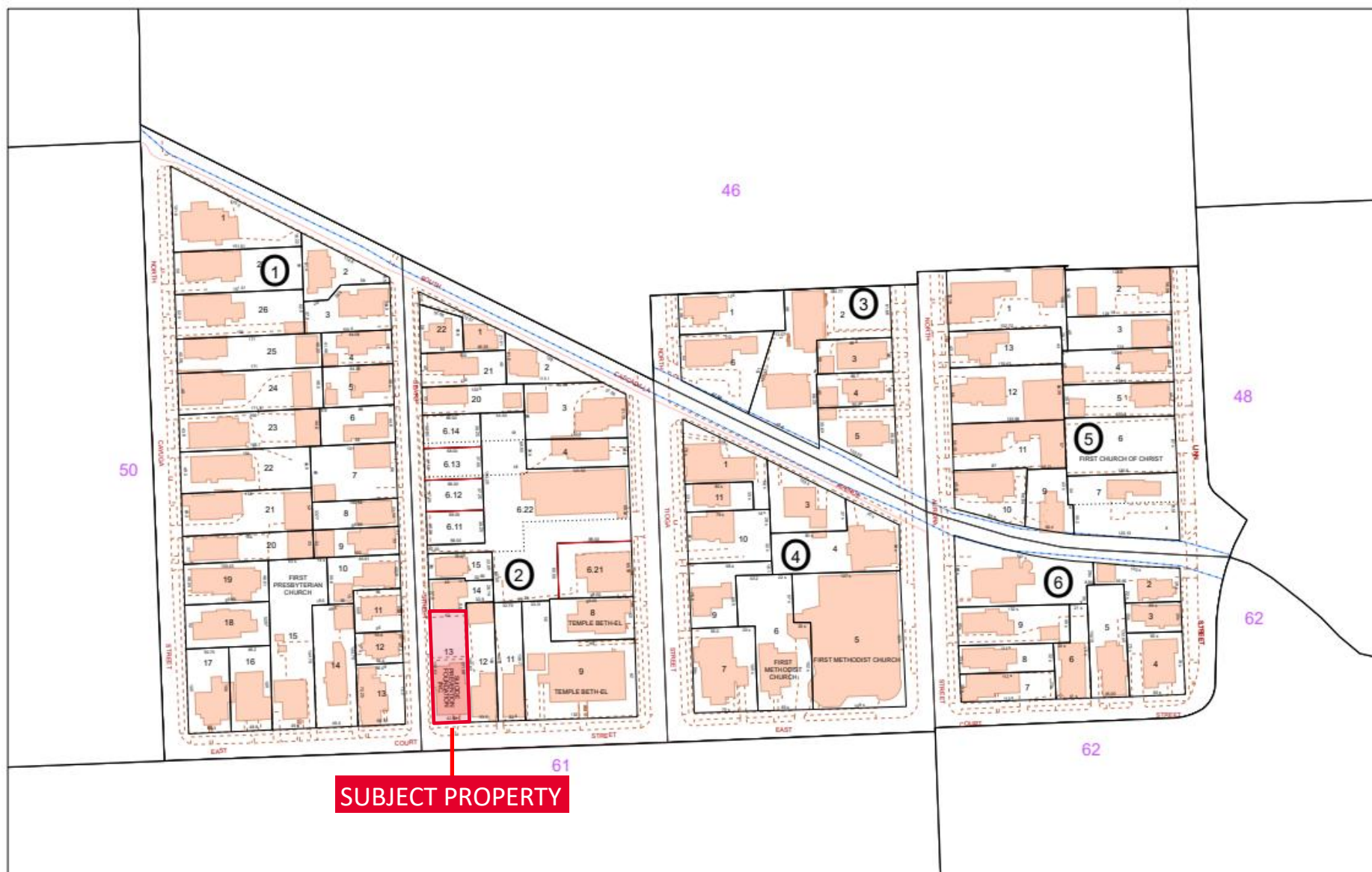
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SURVEY MAP





TAX MAP



All lot maps are referenced to the New York State Parcel Control/Coordinate System using the 1983 North American Datum. Property lines have been registered in 1991-92. Township County Ejectment Proceedings Have May, and, as a result, dimensions and acreages may vary from legal descriptions. For complete legal descriptions or conveyances, please refer to the appropriate deed and mortgage.

This map represents a compilation of graphical and textual information from fields and surveys, a digital phenomenon. Text, maps, and digital extensions of hand-drawn analog maps, letters and documents can occur from each of these sources, each source represents a large number of events and relationships of information. As a practical matter, this CS map does not treat the accuracy or completeness of the information portrayed. The real use of these maps appears to occur for the data 'in it' with the understanding that errors and omissions may exist. As a tool, however, the CS map for site documents has many applications.

Special Districts
Illinois City School District



- Parcel Connector
- Property Line
- Former Property Line
- Current Year Changes
- Block Limit
- External Tax Map
- Block Number

43.1	Parcel Lot Number
1.22	Previous Lot Number
4.1	Subdivision Lot Number
5.6 Ac.	Deed/Survey Acreage
2.11 Ac. C	Computed Acreage
18.50 Ac. G	Grouped (Total) Acreage
100%	Scaled (Calculated) Acreage
100.0	Deed Dimension



MAP: 49

SCALE: 1" = 50'

Other points on sheet 100
15 x 10" top, under 1" = 100'

MAP REVISED: 1 JULY 2002
MAP PRINTED: 1 JULY 2002



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