

EXCLUSIVE SALE OFFERING

PRIME 4-STORY MIXED USE BUILDING ON ITHACA COMMONS

Property Features a Mix of Retail; Office & Apartment

Property Highlights

- Located in City's Central Business District on iconic Ithaca Commons Pedestrian Mall
- Neighboring properties mix of retailers; restaurants; business services; offices & apartments
- Short drive from both Cornell University & Ithaca College Campuses
- Asset mix comprised of long-time retail presence on ground floor; recently renovated office space on 2nd and two (2) spacious 2-bedroom apartments on 3rd & 4th with additional flex space for expansion of current or new uses
- Favorable zoning plus size of building / lot offer potential upside of vertical development to 6-stories

Building Details:

Tax ID'S	10.-2-28 & 70.-2-29
Building Size	14,053 SF
Lot Size	0.16 Acres
Building Use Mix:	
• Ground	Retail
• 2nd	Office
• 3rd & 4th	Apartments (2)
Zoning	CBD-60
Parking	2 Covered *1 Lot

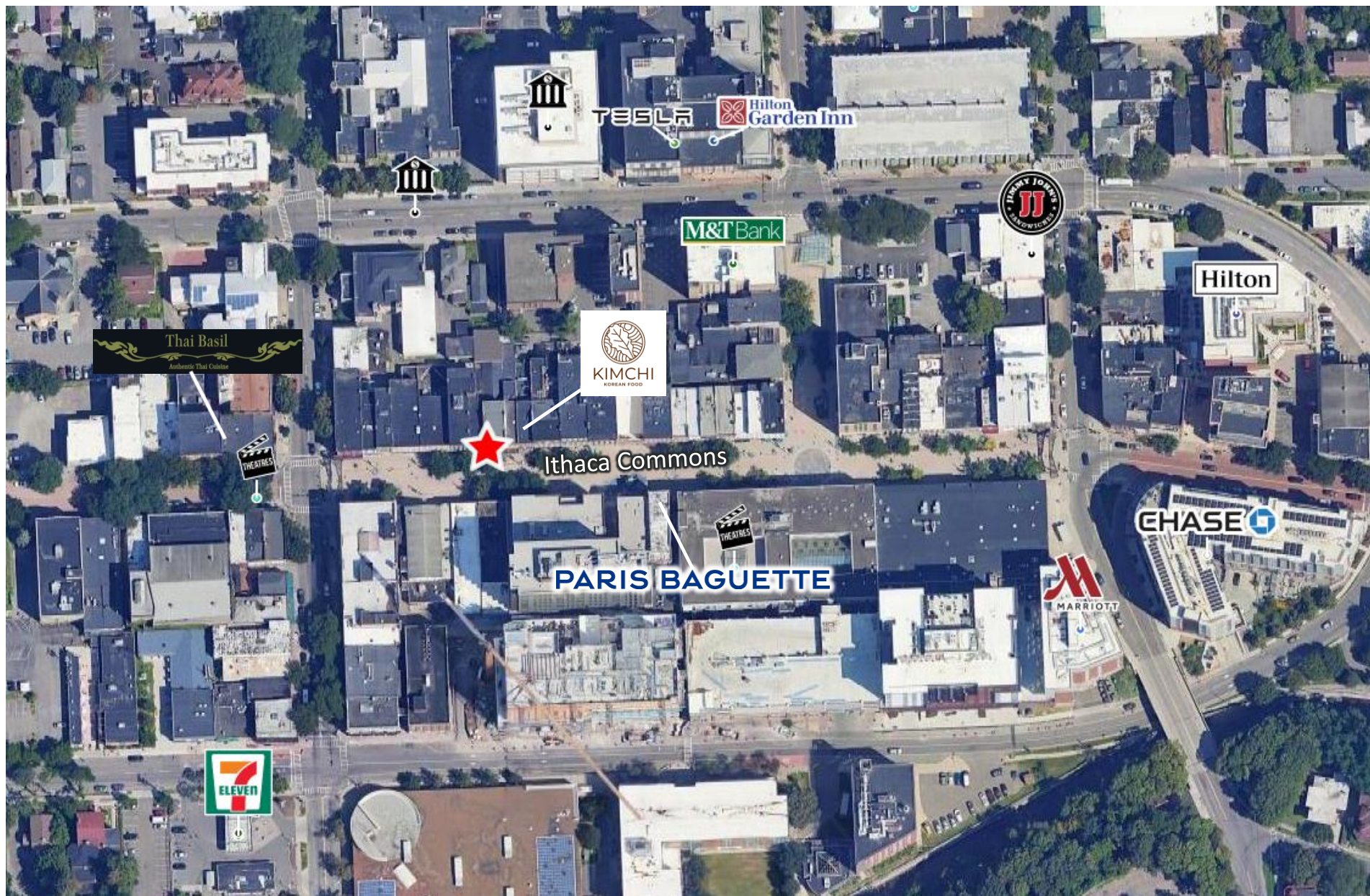


Contact Listing Agent for Complete Details. Rent roll; leases & other information available to qualified buyers upon signing of NDA

EXCLUSIVE CONTACT

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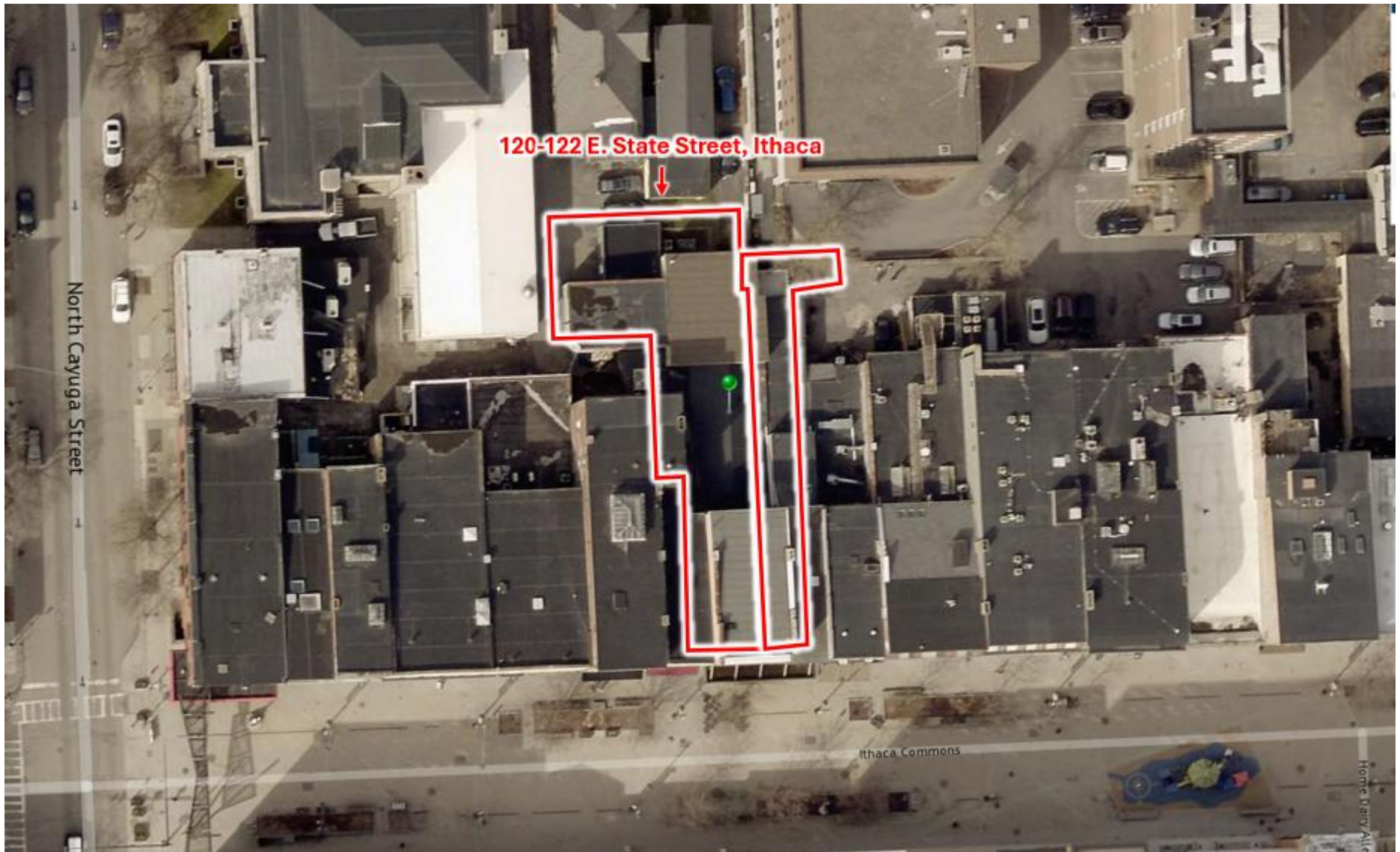


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Aerial





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Retail Photos:



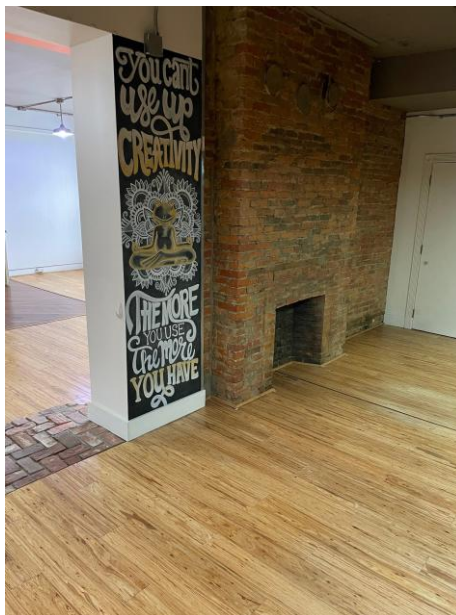
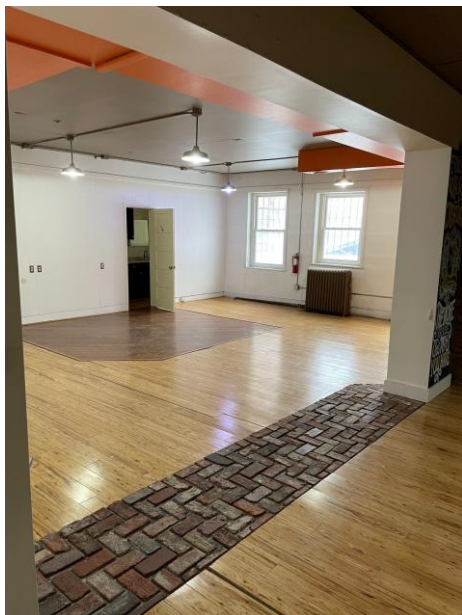
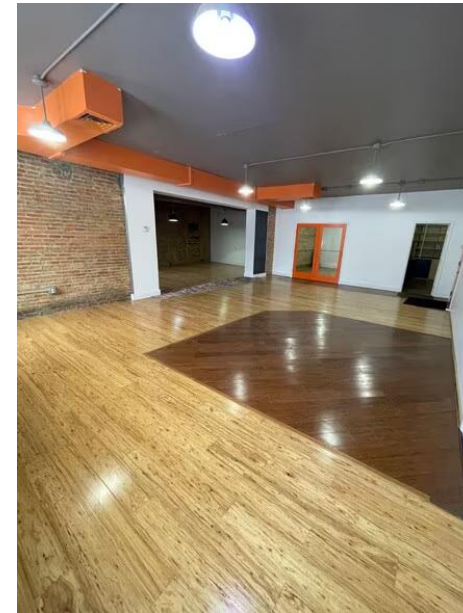
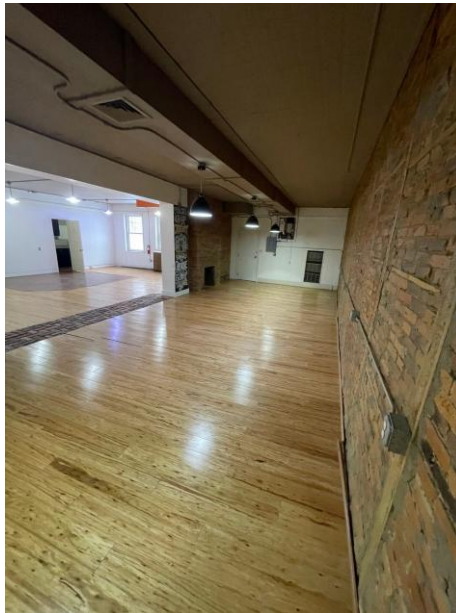


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Office Photos:



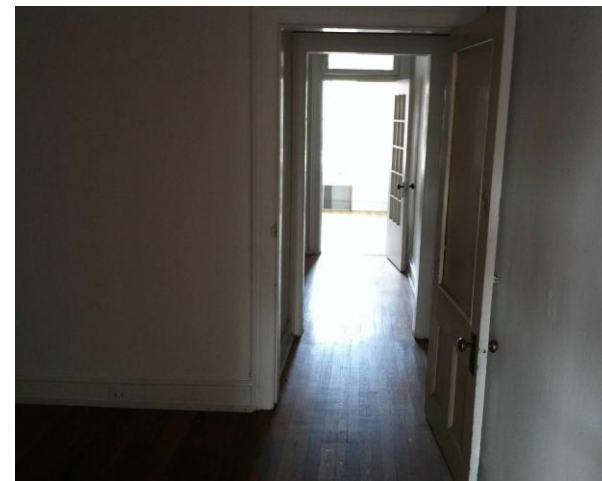
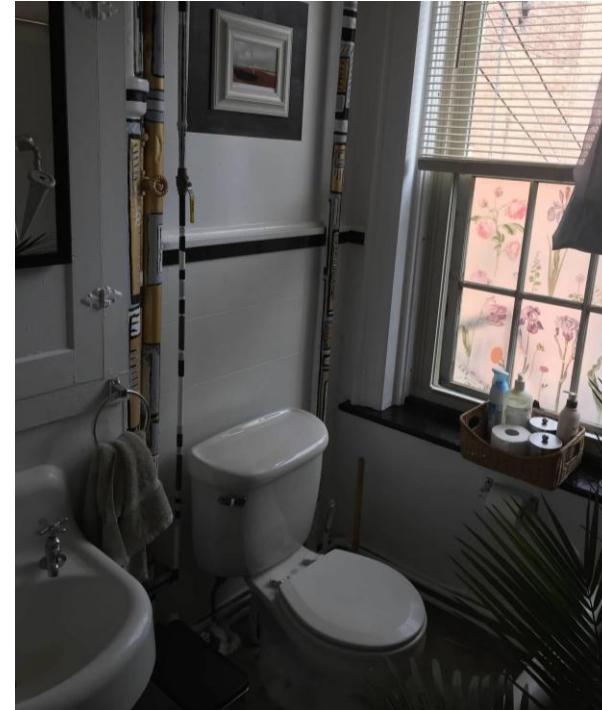


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Apartment Photos:





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Ithaca Commons:

