

**EXCLUSIVE SALE LISTING**

ITHACA COMMERCIAL CORRIDOR

OFFICE / FLEX USE OR REDEVELOPMENT OPPORTUNITY

Property Highlights

- High visibility, heavily trafficked location
- Situated amongst other businesses and apartment properties
- Two-story commercial building with basement
- Prior use office space
- Space configuration - reception; private offices (6); conference room; break room; storage & bathrooms
- Three (3) outside entry's
- On-site parking

Property Details

- Tax ID# - 59.-3-26, 59.-3-2.1, 59.-3-2.3
- Lot Size - 0.10 Acres
- Building Size - 2,389 SF
- Zoning - WEDZ - 1b
- Parking - 10+ Vehicles
- Traffic Count – 17,853 AADT

Redevelopment Opportunity

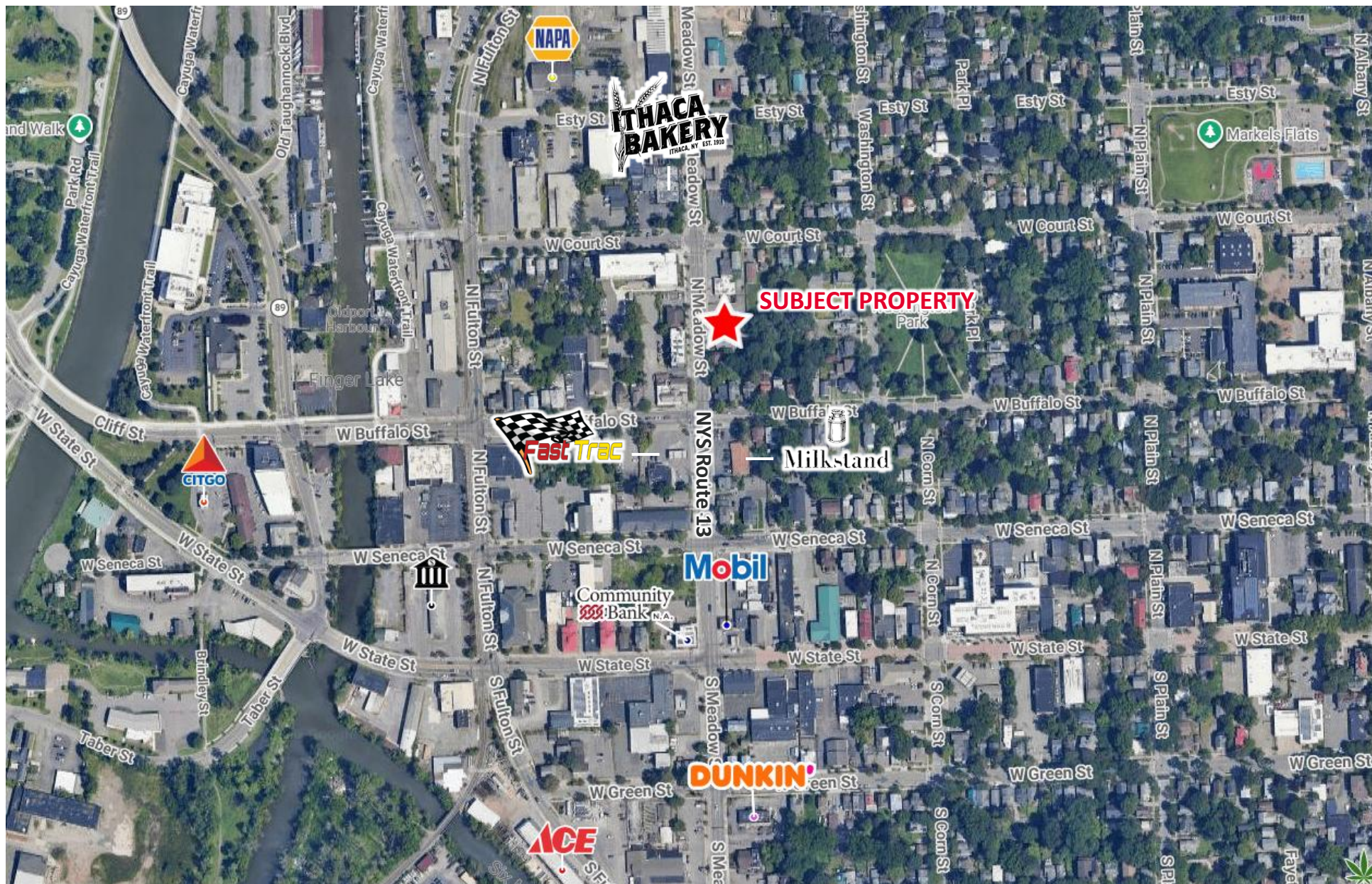
- Adjacent property (same owner) at 311 N. Meadow can be purchased together with 313 N. Meadow for redevelopment opportunity or continue to operate each property as is
- Discounted pricing offered for combined purchase

EXCLUSIVE CONTACT

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**313 N. Meadow Street
Ithaca, NY**





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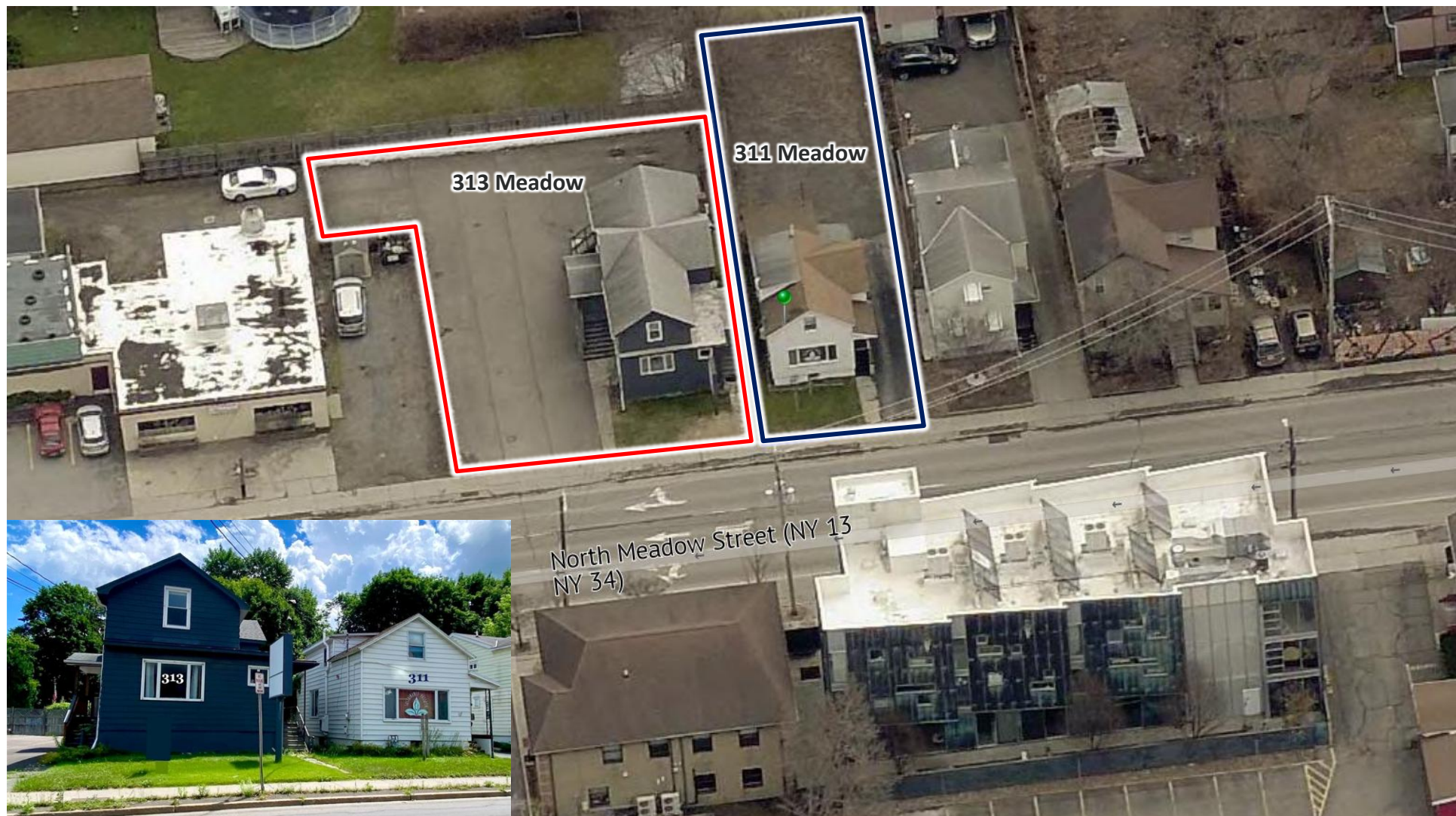


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REDEVELOPMENT OPPORTUNITY



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