

EXCLUSIVE SALE LISTING

ITHACA COMMERCIAL CORRIDOR

RETAIL / BUSINESS SERVICE / 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
- Current / prior use retail space
- Space configuration - three (3) large showrooms and bathroom plus basement and attic
- Two (2) outside entry's
- On-site parking

Redevelopment Opportunity

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

Property Details

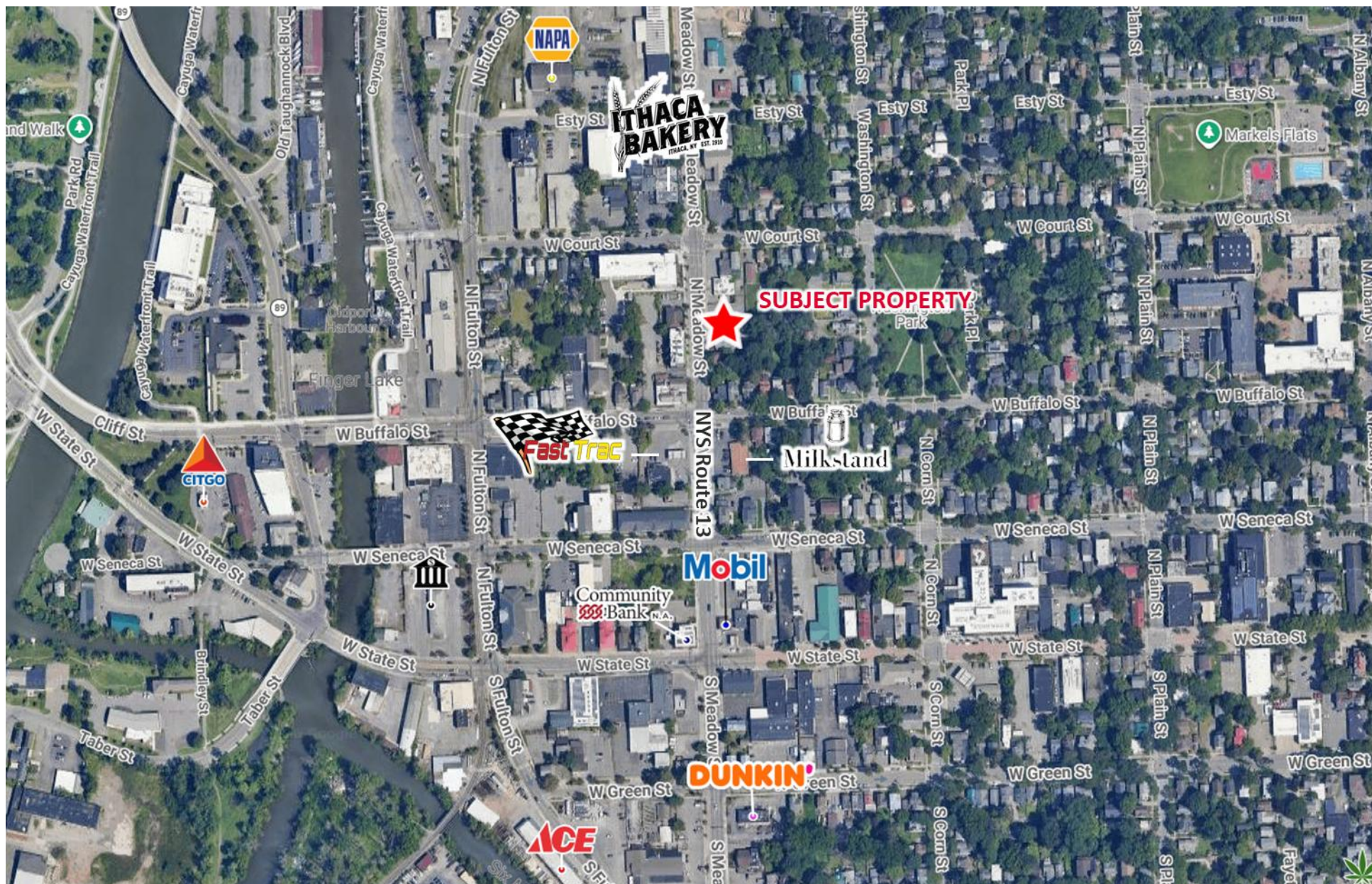
- Tax ID# - 59.-3-25
- Lot Size - 33' x 110'
- Year Built – 1975
- Building Size – 1,651 SF
- Zoning - WEDZ - 1b
- Parking - 5+ Vehicles
- Traffic Count - 17,853 AADT



EXCLUSIVE CONTACT

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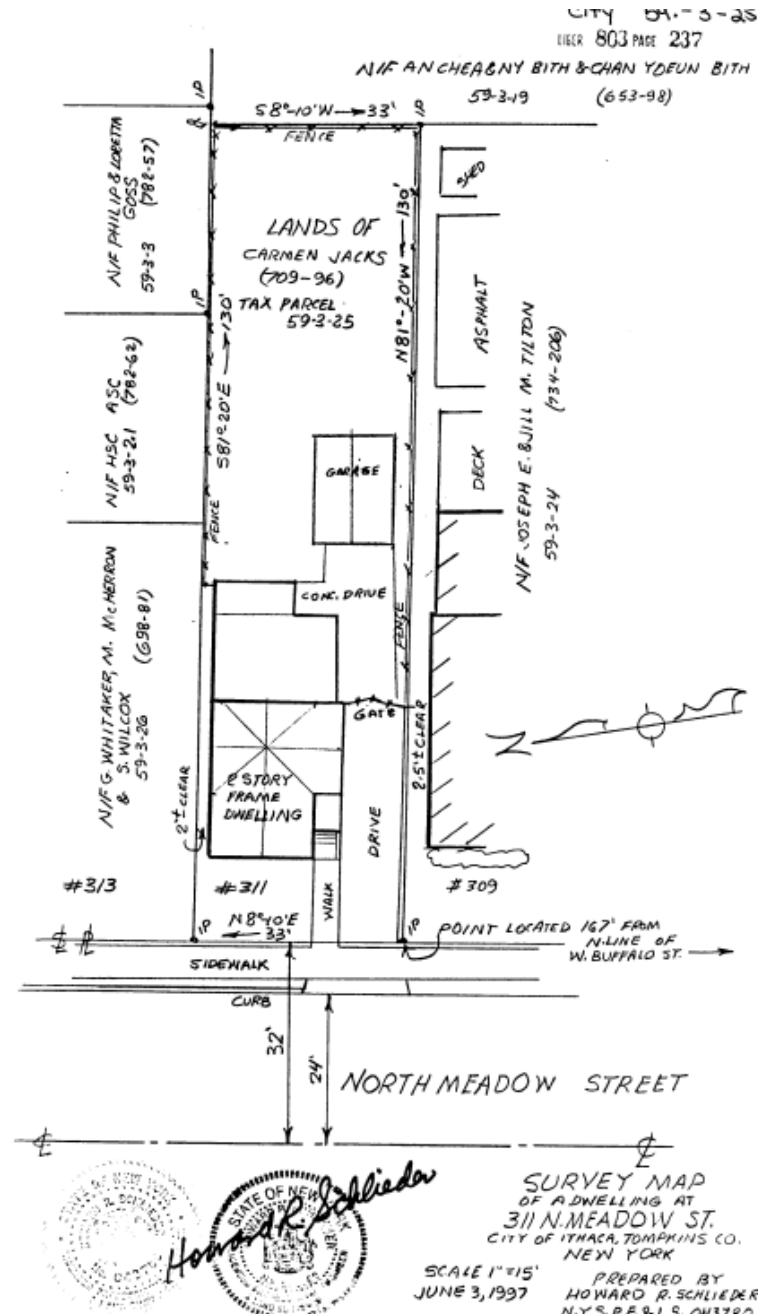


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SURVEY MAP



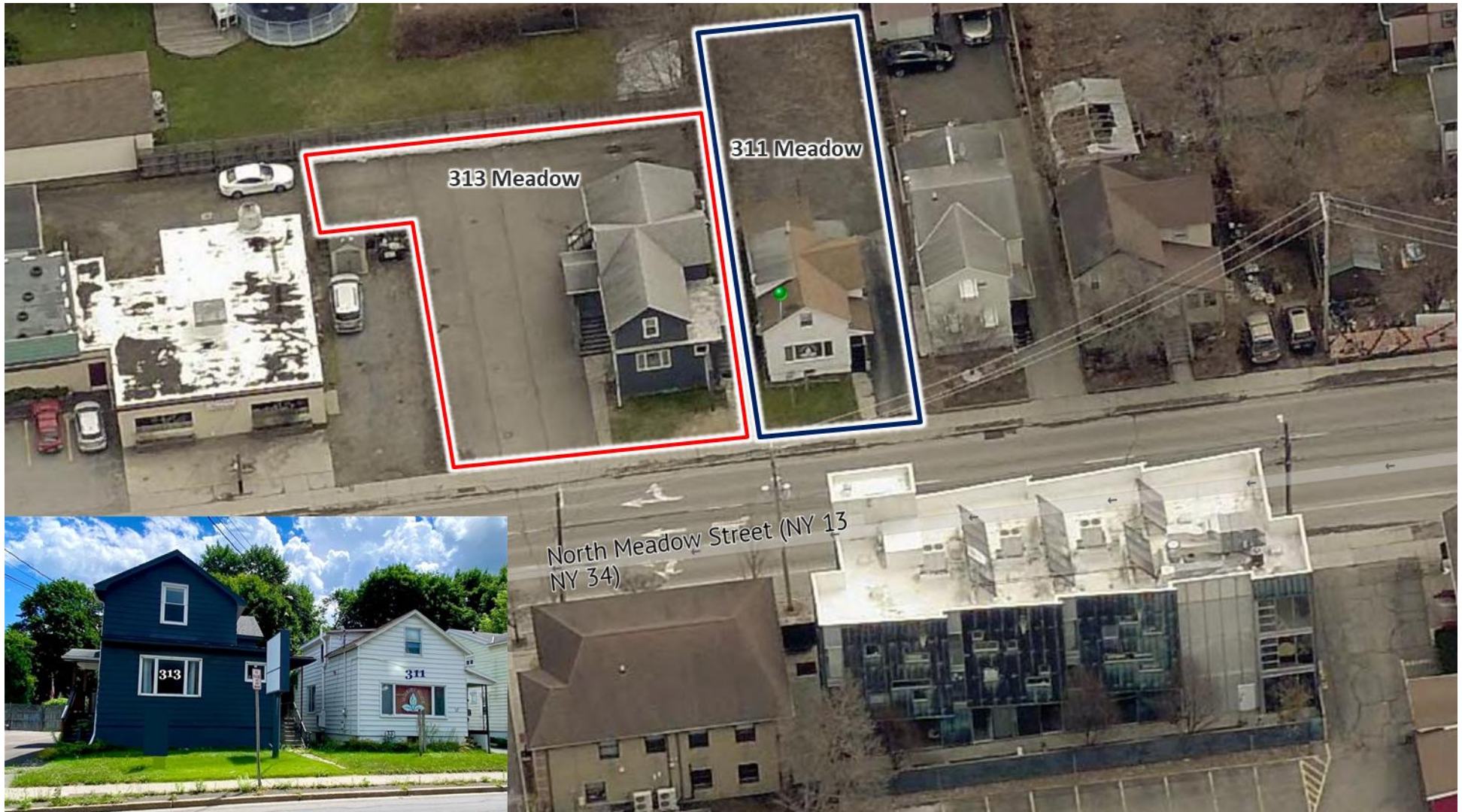


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REDEVELOPMENT OPPORTUNITY



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