

FOR SALE

ITHACA COMMERCIAL CORRIDOR

MIXED-USE ASSEMBLAGE / REDEVELOPMENT OPPORTUNITY

Property Highlights

- High visibility, heavily trafficked location
- Situated amongst numerous businesses and apartment properties
- Two-story commercial buildings with on-site parking
- Flex Opportunity – Continue with retail and / or office uses or development for multi-family and / or other uses
- 313 Space Plan: reception area, six (6) private offices, conference room, break room, storage, and restrooms
- 311 Space Plan: three (3) large showrooms, bathroom, plus basement and attic

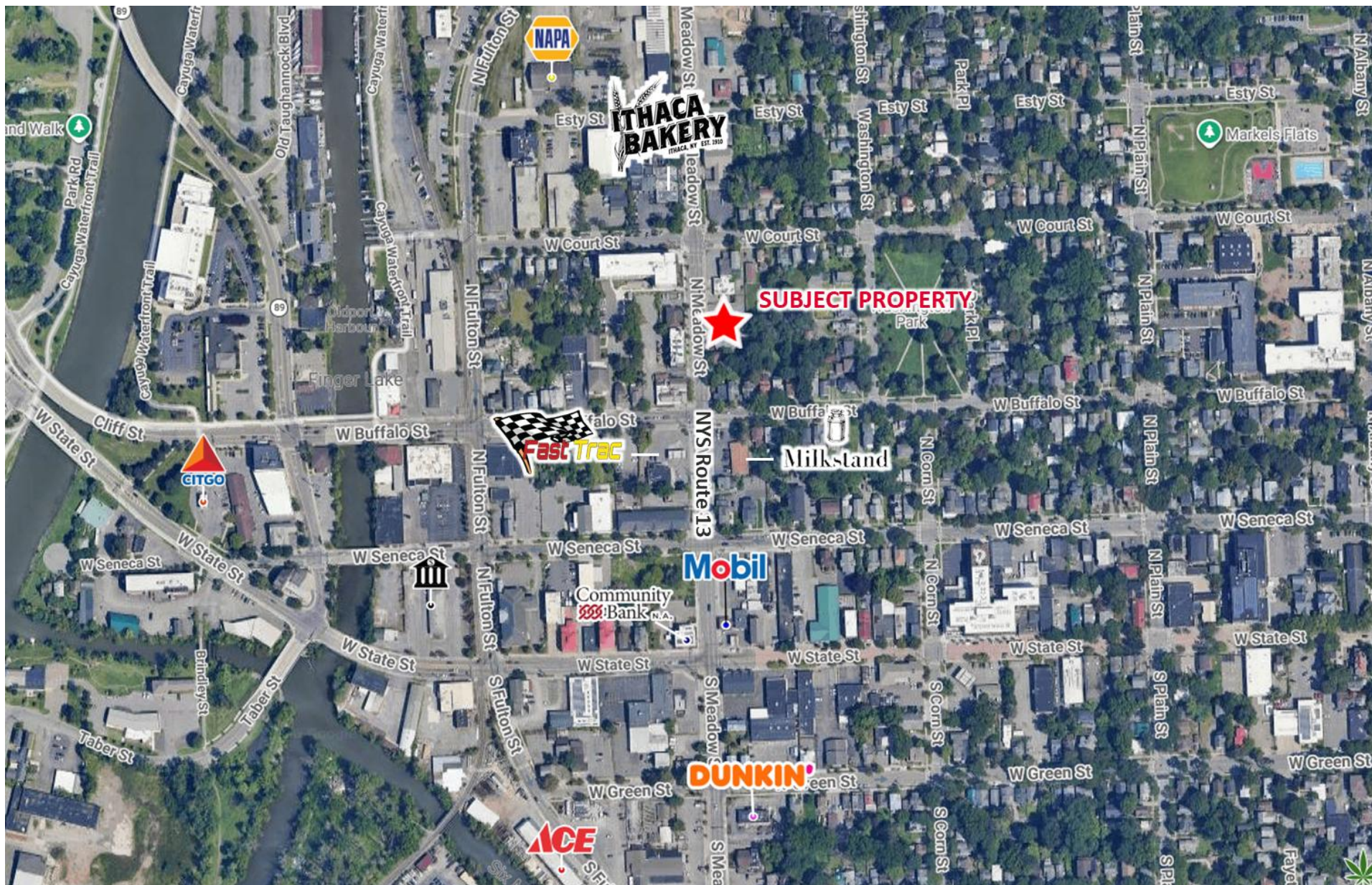
Property Details	313 N. Meadow Street	311 N. Meadow Street
Tax ID#	59.-3-26, 59-3-2.1, 59.-3-2.3	59.-3-25
Lot Size	0.10 Acres	33' x 110'
Building Size	2,389 SF	1,651 SF
Zoning	WEDZ – 1b	WEDZ- 1b
Parking	10+ Vehicles	5+ Vehicles
Traffic Count	17,853 AADT	17,853 AADT



EXCLUSIVE CONTACT

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**313 & 311 N. Meadow Street
Ithaca, NY**



311 N. Meadow Street,



313 N. Meadow Street



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