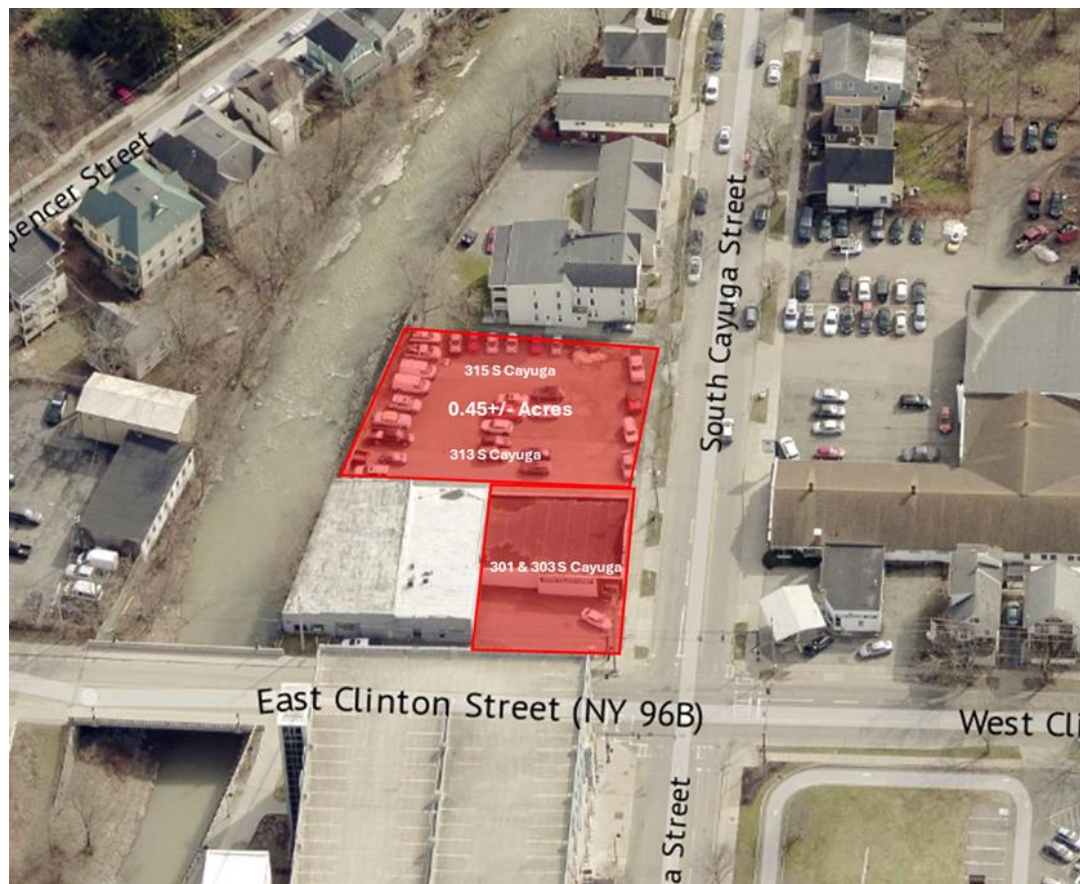


FOR SALE**PRIME INFILL SITE NEAR BUSINESS DISTRICT****Property Highlights**

- 301, 303, 313 & 315 S. Cayuga Street
- 4 parcels – 0.45 Acres
- Edge of Central Business District
- Commercial building (3,384+/-sf) on site along with 2 parking lots
- Flexible zoning allows for multi-family development and range of other commercial uses
- Nearby is mix of businesses, apartments, hotels and residences
- Level site with all municipal services at street
- Tax ID's: 81.-11-1, 81.-11-2, 81.-11-5, 81.-11-6

Area Highlights

- Site is within a short walk to Downtown Business District and within a short drive to both Cornell University & Ithaca College Campuses
- Ithaca is located at the southern end of Cayuga Lake in the heart of the Finger Lakes Region
- Home to Cornell University & Ithaca College, the Ithaca area boasts a strong economy anchored by educational, health care, tech and tourism sectors

**EXCLUSIVE CONTACT**

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**301,303,313 & 315 S. Cayuga Street
Ithaca, NY**

