



**CUSHMAN &
WAKEFIELD**



**Pyramid Brokerage
Company**

**2447 & 2451 Corning Road
Horseheads, NY**



FOR SALE - ASKING \$545,000

FORMER PONDEROSA STEAKHOUSE

Property Highlights

- Former Restaurant building
- Approx. 6,250 SF Building with 230' of frontage on NYS Rt. 14
- Two parcel assemblage totaling 2+ acres
- Large open floor plan with adjoining banquet/meeting room
- Paved parking lot for 84 cars with room for expansion on adjoining lot
- Large roadside pylon sign
- Tremendous visibility along primary North/South commercial corridor

Location Highlights

- Located on the Miracle Mile (NYS Rt. 14)
- Close to Arby's, BOCES, Dunkin, Ferrario Auto, Monro Muffler, & more
- Convenient to both Elmira & Corning
- Easy access to I-86t
- Close to the area's regional retail hub

Listing Agent is a NYS Licensed Real Estate Agent and an officer & shareholder of Seller.

EXCLUSIVE CONTACT

Ronald N. Panosian
Associate Real Estate Broker
+1 607 426 5282
rpanosian@pyramidbrokerage.com

8 Denison Pkwy East, Suite 401
Corning, New York 14830
+1 607 937 9720
pyramidbrokerage.com



**CUSHMAN &
WAKEFIELD**



**Pyramid Brokerage
Company**

**2447 & 2451 Corning Road
Horseheads, NY**



Traffic Counts

Corning Road	19,944 AADT
County Route 64	13,477 AADT
Interstate 86	37,409 AADT

Source: NYS DOT