


EXCLUSIVE SALE OFFERING - \$699,000

MEDICAL/PROFESSIONAL OFFICE BUILDING

LOCATED IN CORTLAND'S PREMIER OFFICE PARK

Property Highlights:

- The Commons Medical & Professional Office Park
- Located just off Cortland's Rte. 281 Commercial Corridor
- Close proximity to the SUNY Cortland & Cortland Business District
- Well-appointed and nicely landscaped commercial building
- Prior uses medical office
- Existing office build-outs may minimize required improvements
- Well suited for insurance; legal; real estate; select medical; and other office and business service uses
- Ample on-site parking

Property Details:

Tax ID #	86.09-04-11
Year Built	1999
Building Size	5,136 SF
Lot Size	1 Acre
On-Site Parking	30+/- Vehicles
Public Utilities	All
Zoning	Commercial

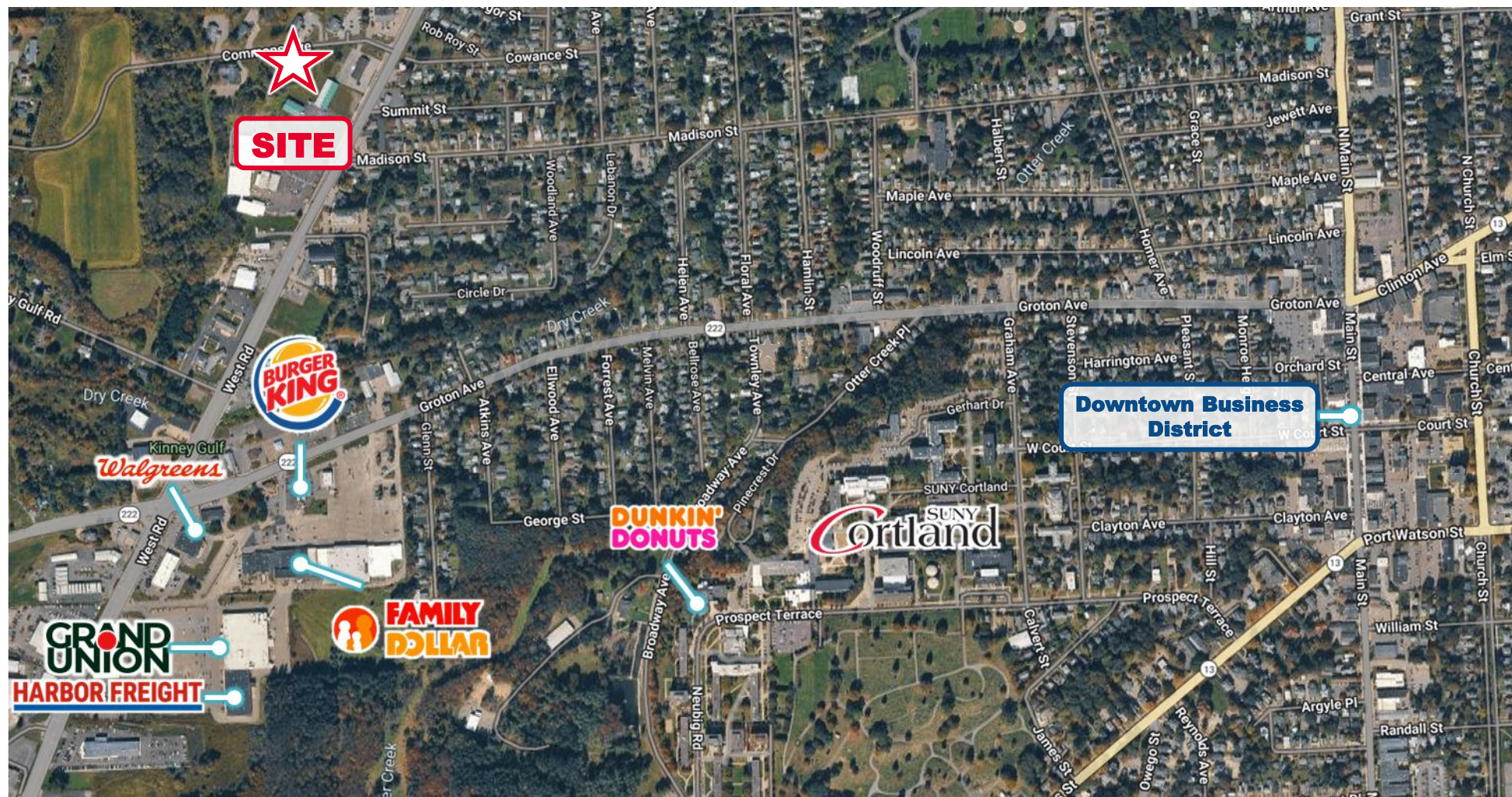
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**CUSHMAN &
WAKEFIELD**



**Pyramid Brokerage
Company**

1104 Commons Avenue

Aerial



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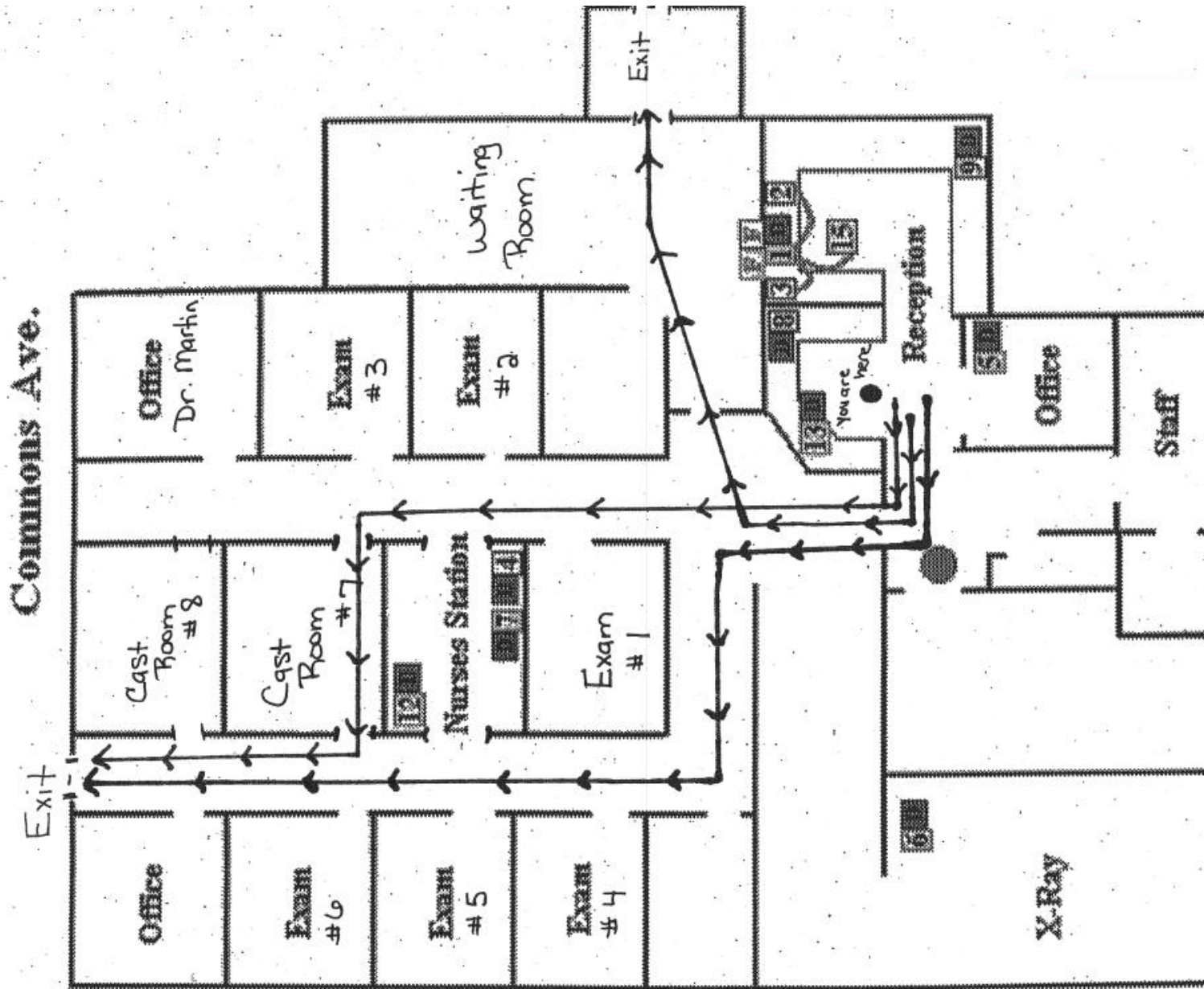


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1104 Commons Avenue
Floor Plan



- Green exit one
- Blue exit two
- Red exit three







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1104 Commons Avenue
Exterior Photos

