



51-UNIT MULTIFAMILY/MIXED-USE INVESTMENT OPPORTUNITY

FOR SALE

Property Highlights

- 2019 Newer-Construction Mixed-Use Investment Property
- 51 Market-Rate Apartments | 100% Leased, 98% Occupied
- 16,000 ± SF Class A Office Space | 91% Occupied
- Credit-Quality Tenants including Wells Fargo Advisors and Five Star Bank
- Prime Downtown Elmira Location near shopping, dining, and amenities
- Stable Cash Flow with strong residential and commercial occupancy
- Onsite Parking and Professional Property Management
- Opportunity for Long-Term Value Appreciation

Full Offering Memorandum available upon execution of a Confidentiality Agreement.

EXCLUSIVE CONTACT

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BUILDING SPECS

Address	100 W. Water St., Elmira, NY 14901
Acres	1.50 ± acres
Total Leasable Area	75,000 ± SF
Built	2019
Occupancy	Multi-family (51-units) / Class A Commercial
Parking	Dedicated surface and deck parking
Zoning	Mixed-use
Construction	Commercial - Steel and podium Apartments - Wood frame
HVAC	VRF-LG system (advanced climate control system)
Electric	Each commercial space has its own meter; the residential units are sub-metered
Fire Protection	Wet sprinkler system throughout
Gas & Electric	NYSEG
Water	Elmira Water Authority
Amenities	Outdoor courtyard, grilling station, outdoor patio, seating area, clubroom with pool table, and dog friendly







