

51-BED | 8-PROPERTY MULTIFAMILY PORTFOLIO

Cortland, New York

INVESTMENT OPPORTUNITY





PROPERTY HIGHLIGHTS

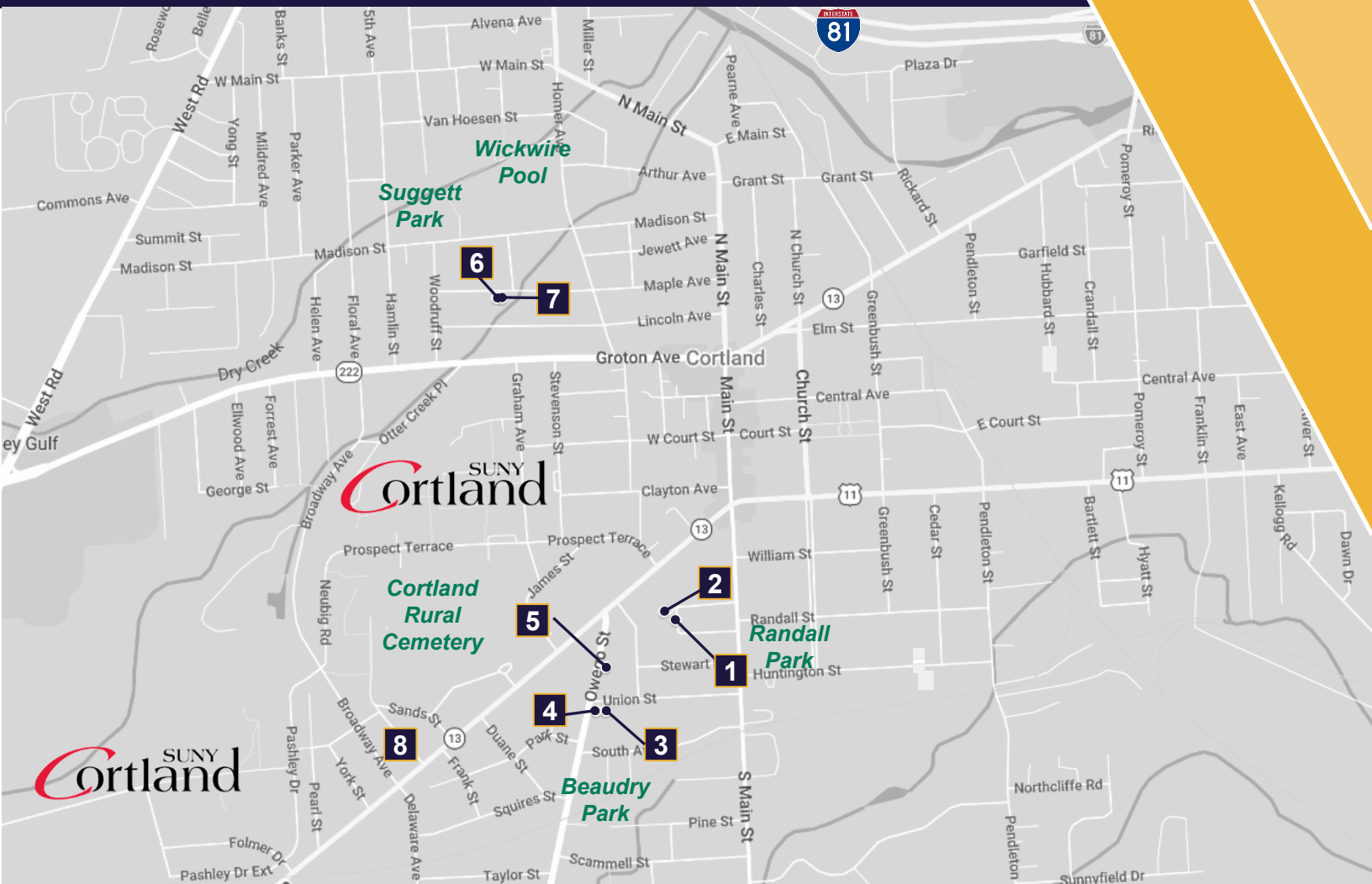
Multifamily property portfolio situated in the City of Cortland in proximity to SUNY Cortland and downtown. This portfolio consists 23 total units (51 total beds) across eight (8) properties.

A full offering memorandum is available upon request.

HIGHLIGHTS/

- **Proven Asset Performance** – Stabilized portfolio with strong occupancy and consistent leasing demand, including waiting list activity.
- **Ongoing Capital Improvements** – Ownership has invested in key upgrades across the portfolio, including structural improvements, appliances, and system updates.
- **Operational Efficiency Upside** – Opportunity to further enhance returns through continued interior and amenity upgrades.
- **Classic Assets, Modernized** – Properties blend historic character with practical updates appealing to today's student renters.
- **Compelling Entry Yield** – Immediate cash flow.

LOCATION MAP



Address 17-19 Argyle Pl.
Tax ID 86.74-01-03.000
Year Built 1976
Total SF 4,940± SF
Lot Size 0.19± acre
Units/Beds 8 / 8



Address 24 Argyle Place
Tax ID 86.74-01-25.000
Year Built 1910
Total SF 2,570± SF
Lot Size 0.08± acre
Units/Beds 3 / 4



Address 47 Union Street
Tax ID 86.81-03-02.000
Year Built 1890
Total SF 2,434± SF
Lot Size 0.24± acre
Units/Beds 2 / 6



Address 51 Union Street
Tax ID 86.81-03-01.000
Year Built 1865
Total SF 2,236± SF
Lot Size 0.32± acre
Units/Beds 2 / 6



Address 21 Owego St
Tax ID 86.73-02-27.000
Year Built 1900
Total SF 2,912± SF
Lot Size .34± acre
Units/Beds 2 / 7



Address 89 Maple Ave
Tax ID 86.49-03-10.000
Year Built 1890
Total SF 1,669± SF
Lot Size 0.16± acre
Units/Beds 1 / 5



Address 89 1/2 Maple Ave
Tax ID 86.49-03-09.000
Year Built 1880
Total SF 1,513± SF
Lot Size 0.18± acre
Units/Beds 1 / 5



Address 91 Maple Ave
Tax ID 86.49-03-09.000
Year Built 1880
Total SF 1,513± SF
Lot Size 0.18± acre
Units/Beds 1 / 5



Address 91 1/2 Maple Ave
Tax ID 86.80-02-38.000
Year Built 1900
Total SF 2,104± SF
Lot Size 0.17 acre
Units/Beds 2 / 6



Address 7 Water Street
Tax ID 86.80-02-38.000
Year Built 1900
Total SF 2,104± SF
Lot Size 0.17 acre
Units/Beds 2 / 6



For more information, please contact:

PAIGE KARAZ

Real Estate Salesperson

M: +1 315 751 5902

pkaraz@pyramidbrokerage.com

5845 Widewaters Parkway, Suite 200

East Syracuse, New York 13057

+1 315 445 1030

pyramidbrokerage.com

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield Copyright 2025. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.