


EXCLUSIVE SALE LISTING - \$475,000

HIGH VISIBILITY COMMERCIAL PROPERTY

FRONTAGE ON NYS RTE. 96 | AMPLE ACREAGE FOR DEVELOPMENT

Property Highlights

- Greater Ithaca Area
- Formerly Montessori School & Prior Retail Store
- Road frontage on heavily traveled NYS Rte. 96
- Ample acreage for additional development
- Existing commercial building adaptable to multiple uses
- Flexible zoning allows for range of uses
- Building Space Plan - mix of open floor plan; private offices; multiple bathrooms and flex space
- Potential uses - retail; office; educational; medical / wellness; community or specialty commercial users

Property Details

Tax ID #:	33.-5-3.3
Parcel Size:	3.12 Acres
Building Size:	3,064 SF
Frontage:	512'
Municipality:	Town of Ulysses
Zoning:	OT-MU (Office Teach / Mixed -Use)
Parking:	50+/- Vehicles
Services:	Public Water / Septic

EXCLUSIVE CONTACT

David G. Huckle, SIOR
Associate Real Estate Broker
+1 607 227 7558
dhuckle@pyramidbrokerage.com

Michael Barry
Real Estate Salesperson
+1 607 279 6891
mbarry@pyramidbrokerage.com

414 East Upland Road, Suite C
Ithaca, New York 14850
+1 607 277 2327

pyramidbrokerage.com



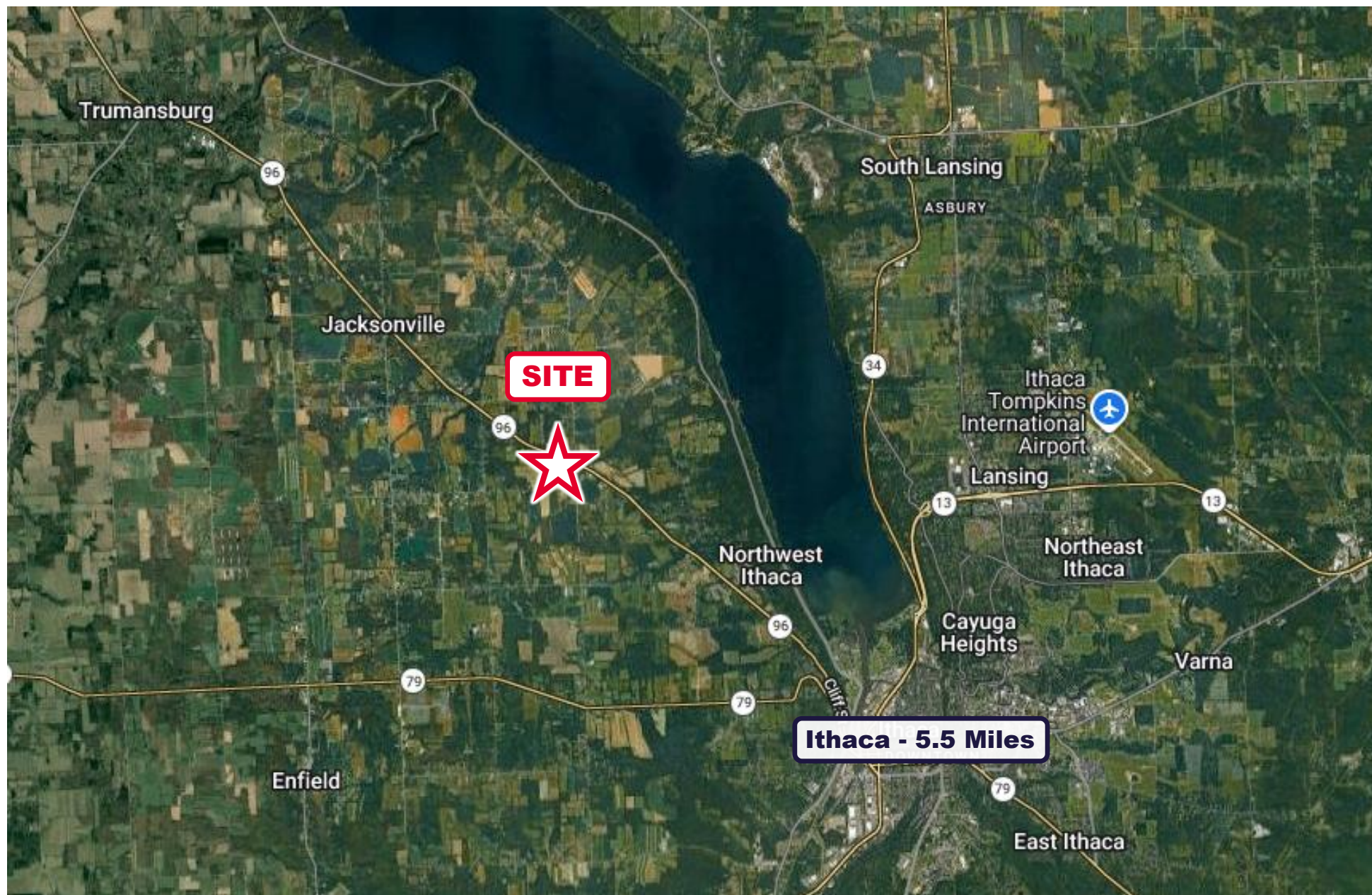
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Company**

1608 Trumansburg Road

Area Map



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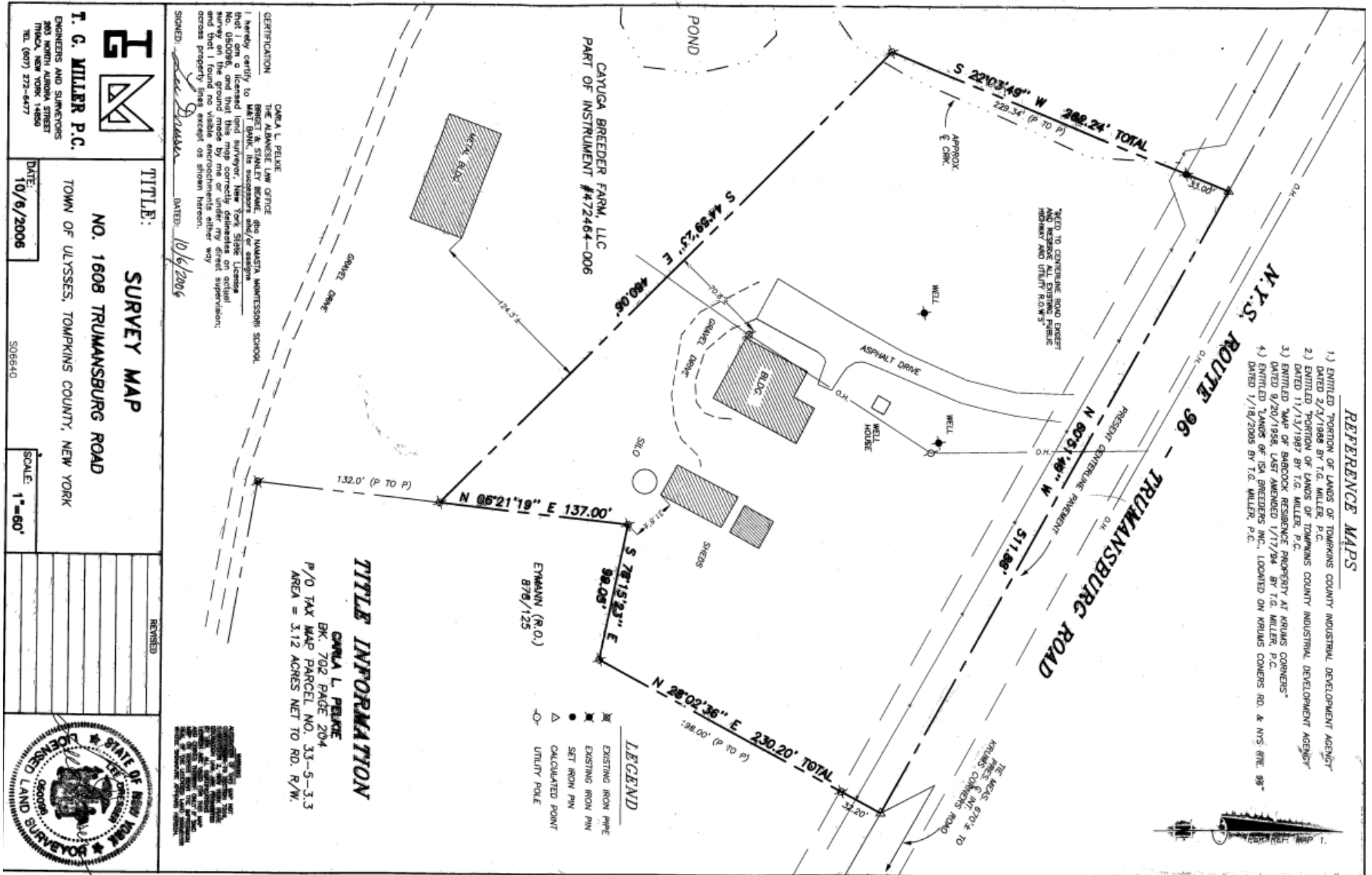


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1608 Trumansburg Road Survey Map







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1608 Trumansburg Road
Exterior Photos

