



**Pyramid Brokerage
Company**

**311 College Avenue
Ithaca, NY, 14850**



EXCLUSIVE SALE OFFERING

PREMIER COLLEGETOWN DEVELOPMENT OPPORTUNITY

**RARE OPPORTUNITY TO DEVELOP APARTMENTS IN ONE OF THE STATE'S MOST
SOUGHT-AFTER STUDENT HOUSING MARKETS**

EXCLUSIVE CONTACT

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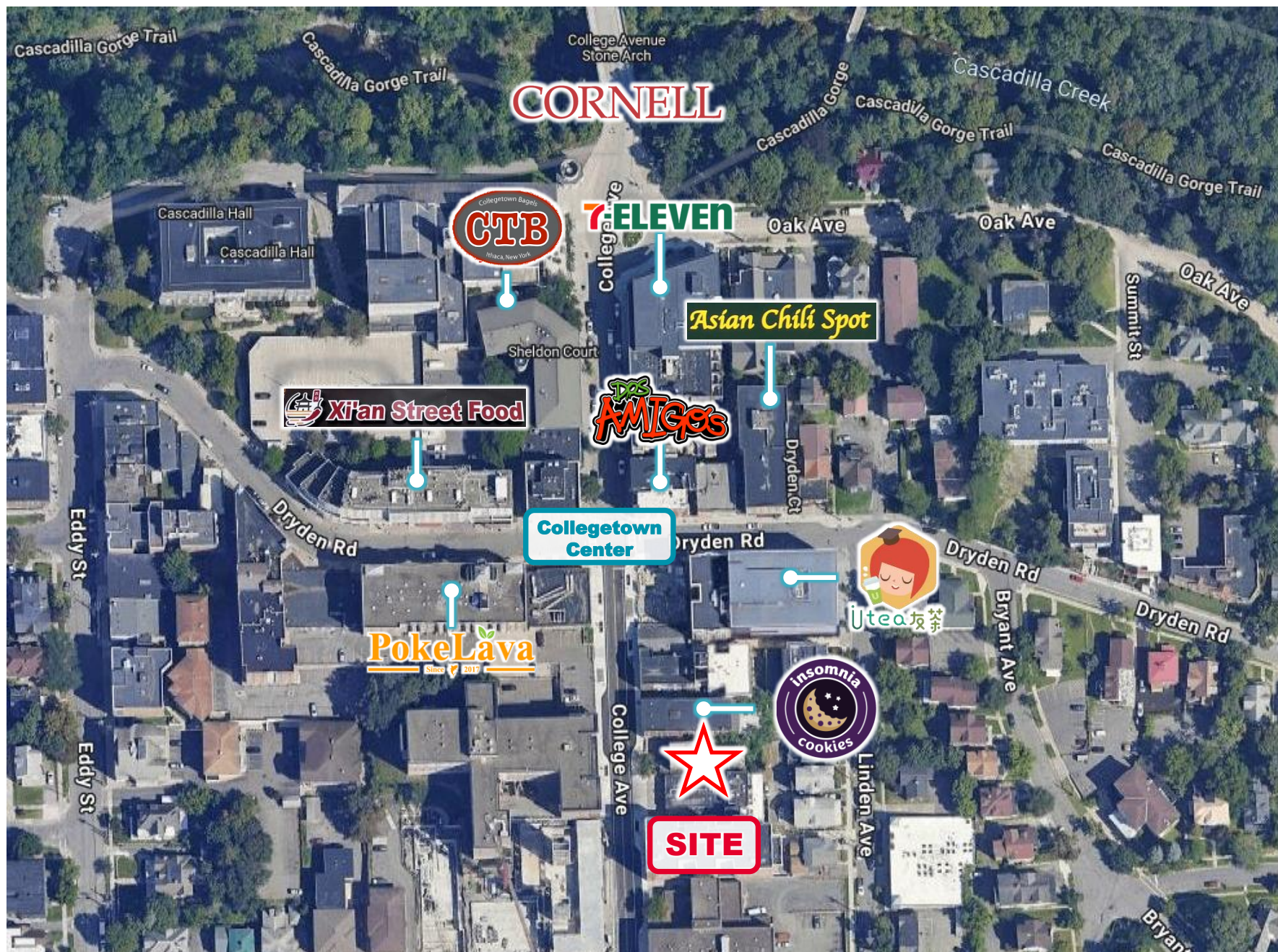


Property Highlights:

- Within a short walk of the Cornell University campus.
- Zoning allows for up to 8 stories with no parking requirement, creating a highly favorable redevelopment opportunity.
- Located in a thriving business district with exceptional walkability, retail amenities, and consistent housing demand.
- Former bar/restaurant currently on site; the property's highest and best use is likely redevelopment.
- Cornell University enrolls more than 26,500 undergraduate, graduate, and professional students, providing a substantial and consistent demand base for Collegetown housing.
- Cornell University offers on-campus housing for only about 35% of its student base, creating strong demand for off-campus housing.
- Growing demand for purpose-built student housing that offers an optimal unit mix with bed-to-bath parity.
- Cornell University is the largest Ivy League school by undergraduate enrollment.
- Ithaca consistently ranks as one of the top economies in New York State, driven by its diverse array of educational, healthcare, technology, manufacturing, and tourism sectors.
- A generational investment opportunity in a high-barrier-to-entry market with strong housing demand and limited opportunities for new supply in a premier Collegetown location.
- **ASK LISTING AGENT FOR FULL DETAILS ON OFFERING**

Property Details:

Location	311 College Avenue Ithaca, New York, Tompkins County
Municipality	City of Ithaca
Tax ID#	64.-10-18
Parcel Size	0.10 Acres
Building Size	5,928 SF
Zoning	MU-2 Collegetown Overlay District
Utilities	Gas; Electric; Water & Sewer





**CUSHMAN &
WAKEFIELD**



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311 College Avenue
Property Aerial

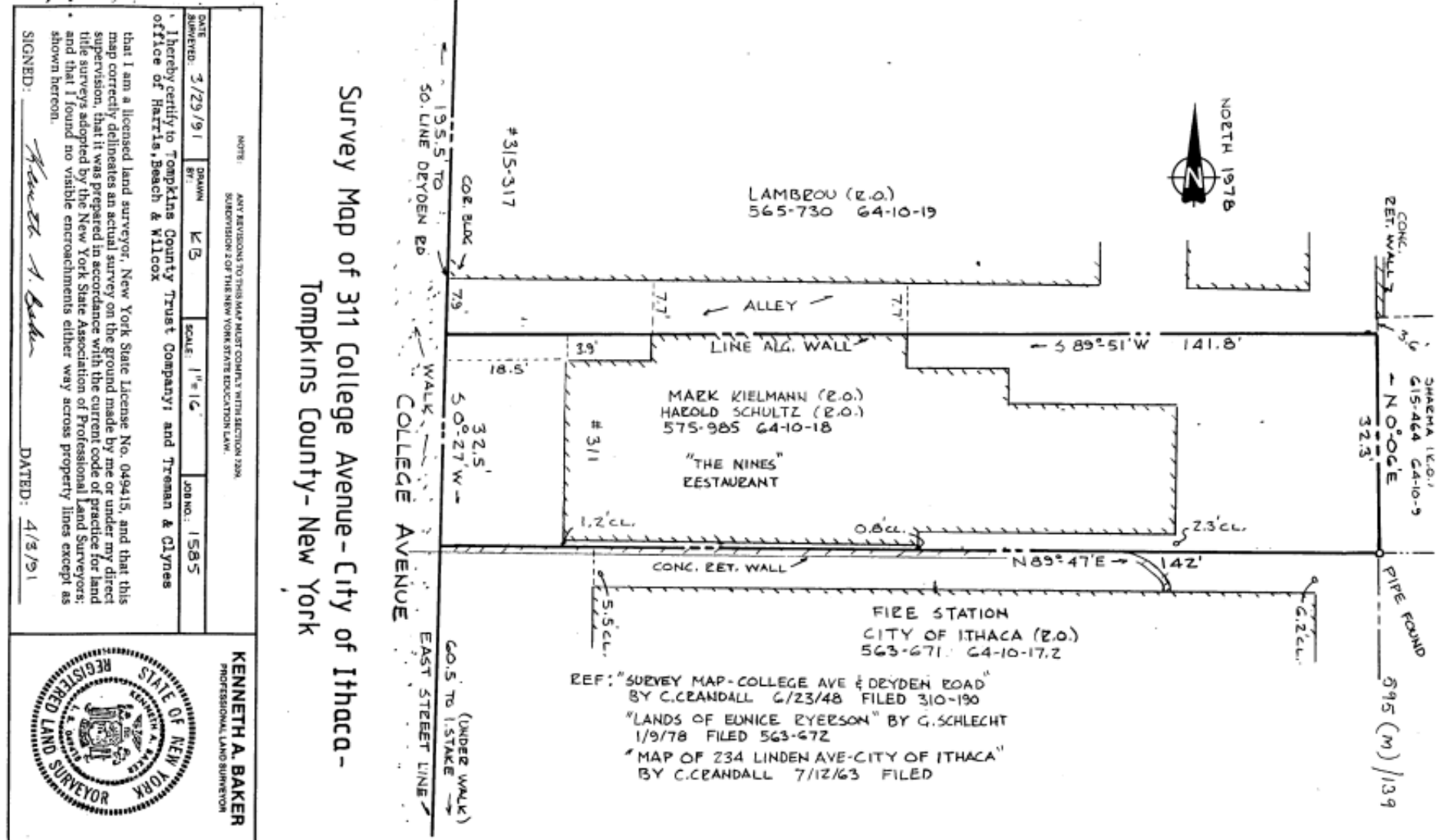


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311 College Avenue Survey Map





**CUSHMAN &
WAKEFIELD**



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311 College Avenue

Aerial

POTENTIAL ASSEMBLAGE WITH LINDEN AVE. PARCELS



ASK LISTING AGENT FOR DETAILS

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ITHACA MSA

The Ithaca Metropolitan Statistical Area (MSA) features a dynamic, knowledge-driven economy anchored by world-class higher education, research, and a growing innovation sector. With a population of just over 100,000 and a highly skilled labor force, the region stands out for its exceptional educational attainment, with a significant majority of residents holding a bachelor's degree or higher. Ithaca is home to Cornell University an Ivy League institution, and Ithaca College, both of which serve as major economic engines, driving research, entrepreneurship, and talent development in fields such as life sciences, sustainability, engineering, and information technology. The area's economy is further supported by healthcare, agriculture, advanced manufacturing, and a thriving small business community. Known for its high quality of life, Ithaca offers a strong median household income, access to natural beauty including the Finger Lakes, and a vibrant arts and cultural scene. With its collaborative ecosystem of universities, startups, and research initiatives, the Ithaca MSA stands out as an innovative, globally connected hub for education, discovery, and sustainable economic growth in Upstate New York.

MAJOR ATTRACTIONS

- Cornell University
- Ithaca College
- Cayuga Lake
- Ithaca Commons
- Buttermilk Falls State Park
- Taughannock Falls State Park
- Robert H. Treman State Park
- Finger Lakes Wine Trail
- Sciencenter
- Herbert F. Johnson Museum of Art

MAJOR EMPLOYERS

- Cornell University
- Ithaca College
- Cayuga Medical Center
- Tompkins Cortland Community College
- BorgWarner (industrial/manufacturing)
- Cargill (food production)
- Ithaca City School District
- Tompkins County Government
- Emerson Power Transmission (Regal Rexnord)
- Transonic Systems

COLLEGES & UNIVERSITIES

- Cornell University
- Ithaca College
- Tompkins Cortland Community College

HOSPITALS

- Cayuga Medical Center
- Schuyler Hospital

