



EXCLUSIVE GENERATIONAL SALE OFFERING

PREMIER INVESTMENT OPPORTUNITY

HEART OF ITHACA'S COLLEGETOWN / 20 RESIDENTIAL UNITS + 44 CAR PARKING GARAGE

EXCLUSIVE CONTACT

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**CUSHMAN &
WAKEFIELD**



**Pyramid Brokerage
Company**

**213 Linden Avenue
Ithaca, NY 14850**

Property Highlights:

- Rare opportunity to own an investment property in region's most dynamic and sought after student housing markets.
- Exceptional walkability to Cornell University Campus and Collegetown business district.
- Cornell enrolls more than 26,500 undergraduate, graduate, and professional students, providing a substantial and consistent demand base for Collegetown housing.
- Cornell offers on-campus housing for only about 35% of its student base, creating strong demand for off-campus housing.
- Cornell 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 range of educational, healthcare, technology, manufacturing, and tourism sectors.
- Financials provided upon signing of NDA

ASK LISTING AGENT FOR FULL DETAILS ON OFFERING

Property Details:

Owner	211-217 Linden Ave. LLC
Tax ID#:	67-3-29
Year Built:	1986
Lot Size:	0.40 Acres (174.4' x 96.5')
Total Bldg. + Garage:	28,665 SF
Building:	18,425 SF * 4 Stories + Lower Level
Parking Garage:	10,240 SF * 3 Levels - 44 Spaces
Total Units:	20
Total Beds:	54
Unit Mix:	3-Beds: 14 * 4-Beds: 2* 2 Beds: 4
Laundry:	Common / Coin Operated
Amenities:	Fully Furnished / All w/ Dishwashers
Zoning:	CR-4
Utilities:	Electric; Gas; Water & Sewer







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213 Linden Avenue
EXTERIOR PHOTOS





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**213 Linden Avenue
INTERIOR PHOTOS**





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**Pyramid Brokerage
Company**

**213 Linden Avenue
FLOOR PLANS**



Jagat P. Sharma

**Jagat P. Sharma
Architect**

312 E Seneca Street, Ithaca, N.Y.
P Phone: (607) 272-9261

Consultants:
Structural: Raymond A. DiPasquale & Associates
Mechanical: Perini, Wadsworth & Moller

Linden Avenue Apartments
205-217 Linden Avenue, Ithaca, New York
Phase III

Basement Fl.
Plan 1451-0"



JULY 24, 1985

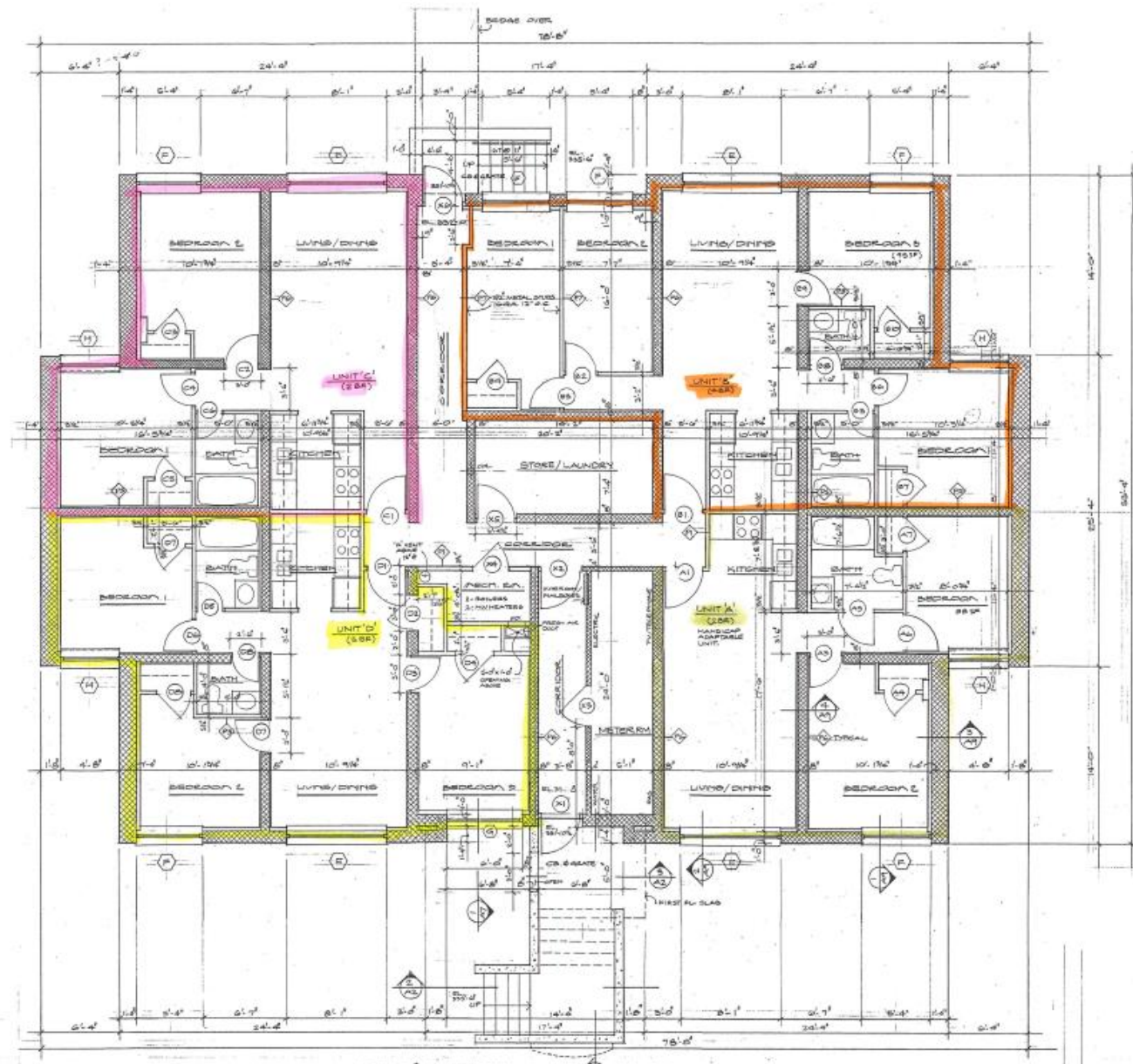
1ST THRU 4TH FLOOR WINDOWS

TYPE	SIZE W X H
A	5'-0" x 4'-0"
B	7'-11/16" x 4'-11/16" (Bay Window 45°)
C	6'-0" x 4'-0"
D	6'-0" x 4'-0"
K	6'-0" x 4'-0"

BASEMENT FLOOR
WINDOW TYPES

TYPE	MARVIN NO.	SIZE W X H (MAX. OPEN)
F	3-2892	5'-0" x 3'-0"
G	3-2892	5'-0" x 3'-0"
H	3-2892	5'-0" x 3'-0"
I	3-2892	5'-0" x 3'-0"

MARVIN WOOD WINDOWS - EXT. FINISHED IN
BAMBA BROWN.
FOLLOW MARVIN RECOMMENDATIONS FOR CLEARANCES.





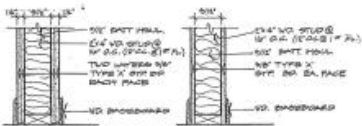
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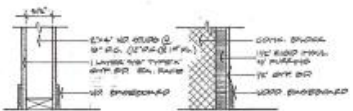
**Pyramid Brokerage
Company**

213 Linden Avenue
FLOOR PLANS

PARTITION TYPES



- ENCLOSING CORRIDOR
 - 1. 1/2" x 1/2" x 1/2" (1/2" x 1/2" x 1/2")
 - 2. 1/2" x 1/2" x 1/2" (1/2" x 1/2" x 1/2")
- SEPARATING TENANT SPACES
 - 1. 1/2" x 1/2" x 1/2" (1/2" x 1/2" x 1/2")
 - 2. 1/2" x 1/2" x 1/2" (1/2" x 1/2" x 1/2")



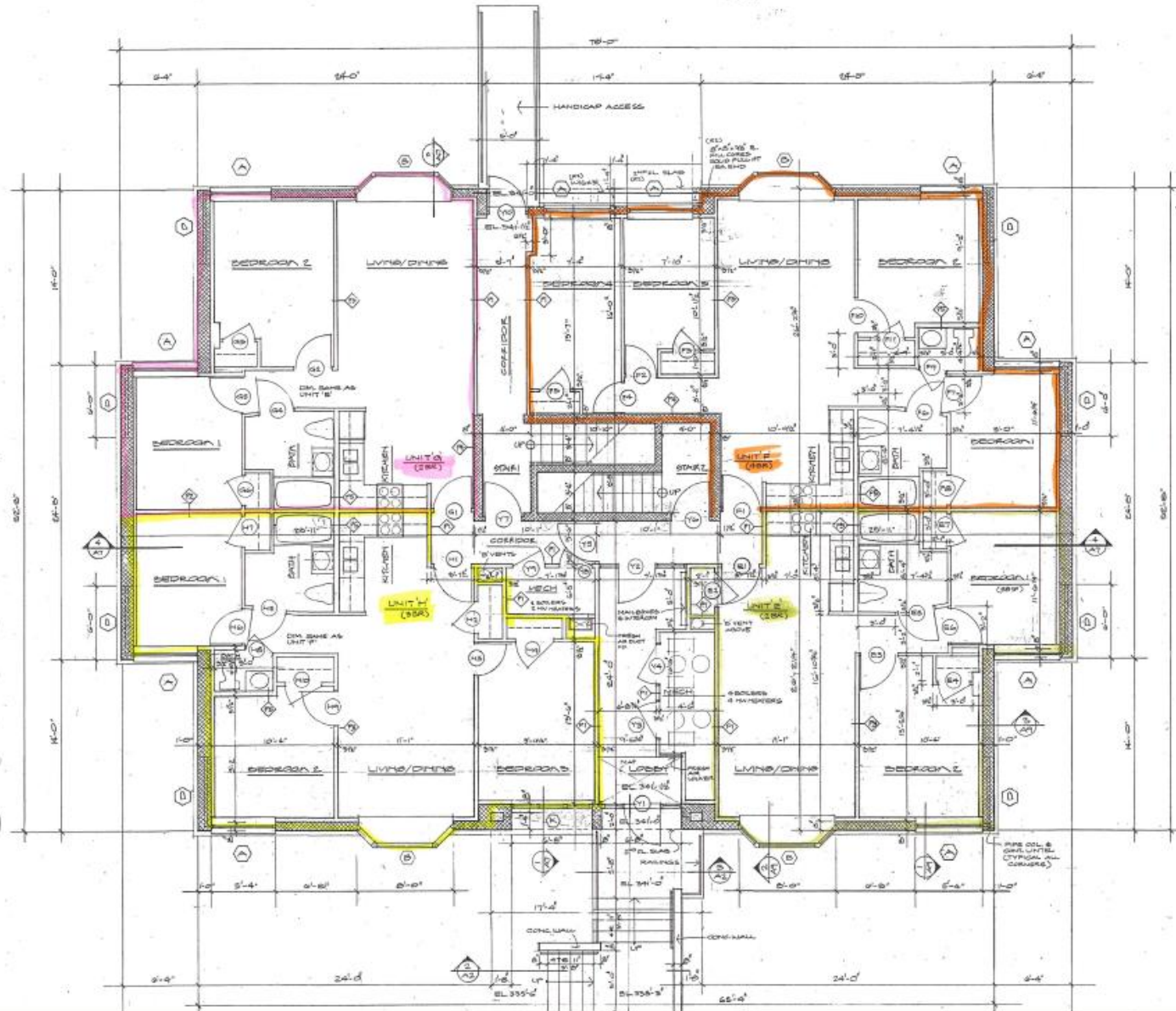
INSIDE DWELLING UNIT (TYPICAL)

- 1. 1/2" x 1/2" x 1/2" (1/2" x 1/2" x 1/2")
- 2. 1/2" x 1/2" x 1/2" (1/2" x 1/2" x 1/2")

- UNIT E (HIGHLIGHTED GREEN)
- 2 BR, 1 BATH
- UNIT F (HIGHLIGHTED ORANGE)
- 1 BR, 1 1/2 BATH
- UNIT G (HIGHLIGHTED PINK)
- 2 BR, 1 BATH
- UNIT H (HIGHLIGHTED YELLOW)
- 3 BR, 1 1/2 BATH

NOTE:

- ALL INSIDE DWELLING UNIT BEDROOM & BATH DOORS SHALL BE 2'-10" WIDE EXCEPT DOORS F45 AND F49.
- ALL UNITS AT FIRST FLOOR ARE HANDICAP ADAPTABLE UNITS.



Jagat P. Sharma

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Consultants:
Reviewed: Raymond A. Cipriano & Associates, Inc.
Markus Pennington, Wadsworth & Miller

Linden Avenue Apartments
205-217 Linden Avenue, Ithaca, New York
Phase III

First Floor
Plan 1/4" = 1'-0"



JULY 29, 1985

UNITS J, N, R (CHERRYWOOD GREEN)

3BR's, 1 1/2 BATHS

UNITS K, O, S (CHERRYWOOD ORANGE)

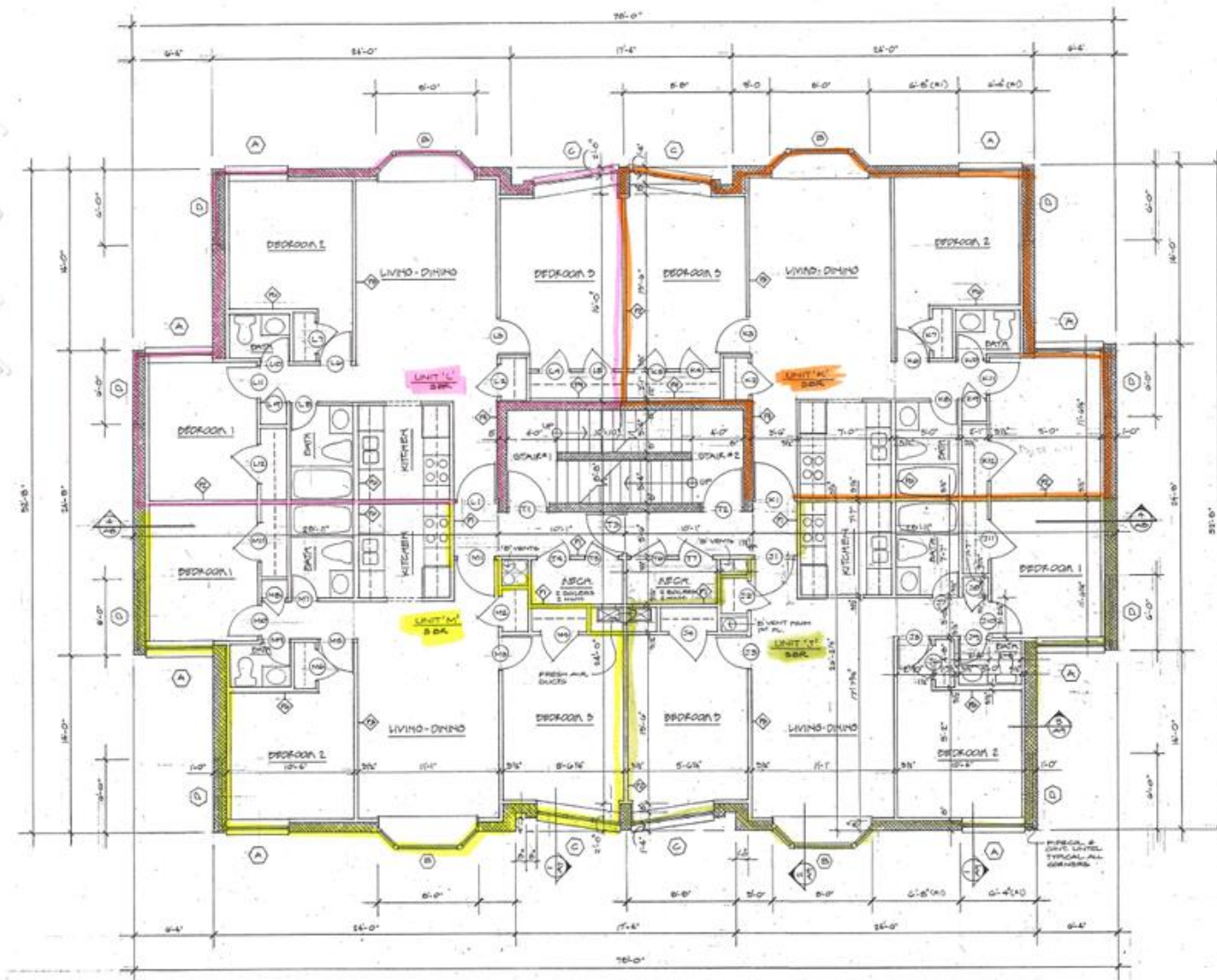
3BR's, 1 1/2 BATHS

UNITS L, P, T (CHERRYWOOD PINK)

3BR's, 1 1/2 BATHS

UNITS M, U, V (CHERRYWOOD YELLOW)

3BR's, 1 1/2 BATHS



Jagat P. Sharma

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Consultants
Raymond A. DiPasquale & Associates
Mechanical, Electrical, & Plumbing

Linden Avenue Apartments
205-217 Linden Avenue, Ithaca, New York
Phase III

Typical 2nd,
3rd, 4th
Floor Plan



JULY 28, 1985