

EXCLUSIVE DEVELOPMENT SITE OFFERING

STRATEGICALLY POSITONED FOR MULTIFAMILY DAVELOPMENT

CENTRAL ITHACA LOCATION OFFERING CLOSE PROXIMITY TO CORNELL UNIVERSITY & ITHACA COLLEGE CAMPUSES AND DOWNTOWN BUSINESS DISTRICT

Property Highlights:

- Located just outside City's Downtown Business District and roughly midway between Cornell University & Ithaca College Campuses
- Directly adjacent to areas largest off-campus apartment complex - Collegetown Terrace - consisting of approximately 650-units
- Considered to be one of the City's prime in-fill sites
- Prior preliminary approval had been obtained for 25-unit; 48-bed; 4-story project on site

ADDRESS:	109-111 Valentine Place, Ithaca, NY
MUNICIPALITY	City of Ithaca Tompkins County
OWNERSHIP	CNB Bank
TAX ID #	89.-3-13
ZONING	R-3A - Multi-Family Residential
LAND AREA	0.39 Acres (16,988 SF)
FRONTAGE	103 FT
UTILITIES	All Public
TOPOGRAPHY	Slight pitch up west to east
WETLANDS	None



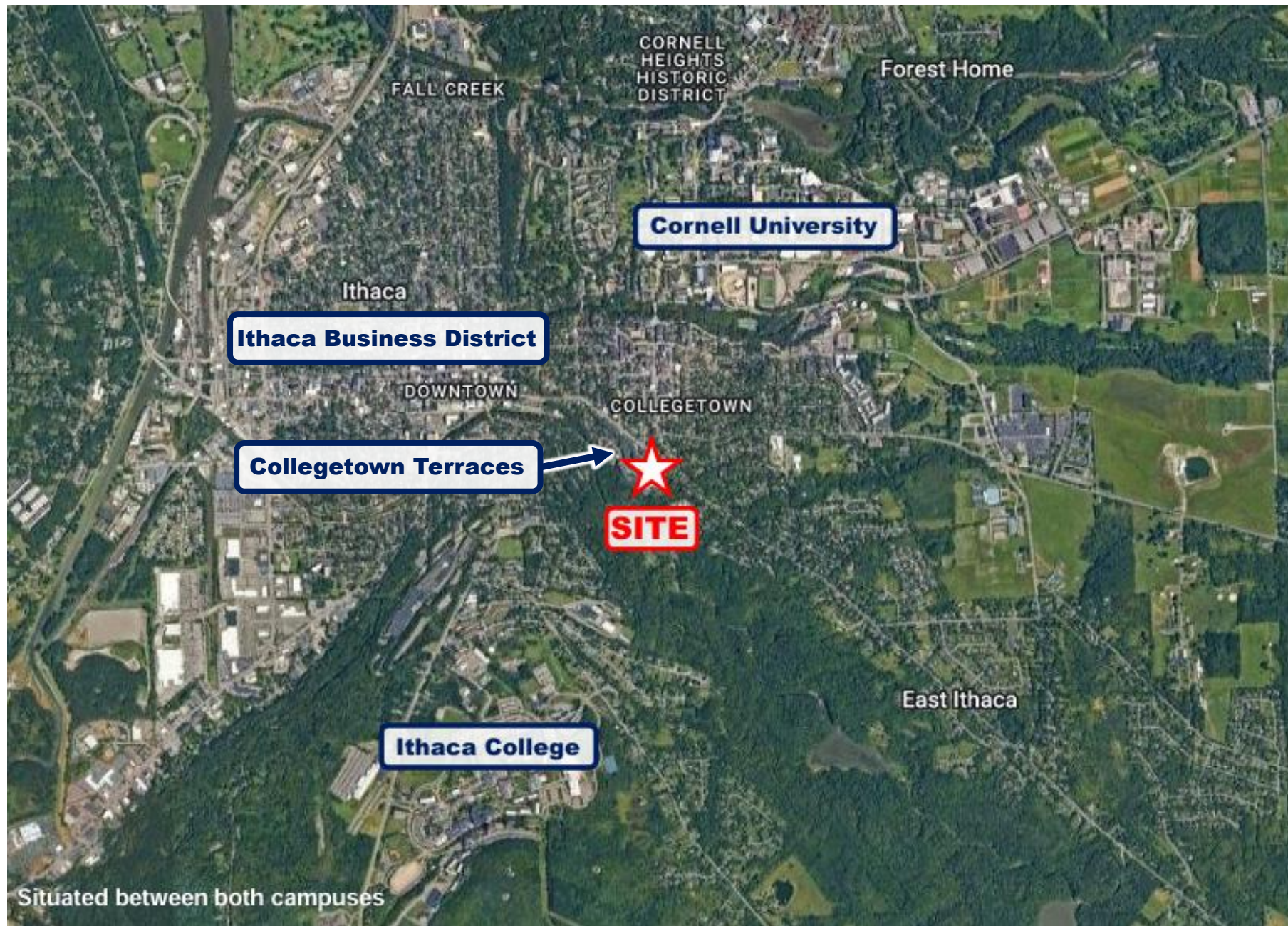
ASK LISTING AGENT FOR COMPLETE DETAILS

EXCLUSIVE CONTACT

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WAKEFIELD**



**Pyramid Brokerage
Company**

109-111 Valentine Place

PHOTOS

