



EXCLUSIVE OFFERING - ITHACA TIMES BUILDING

HISTORIC CHARACTER | DOWNTOWN ITHACA PRESENCE | FUTURE OPPORTUNITY
RARE OPPORTUNITY TO PURCHASE HISTORIC LANDMARK PROPERTY

EXCLUSIVE CONTACT

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Property Highlights

- An opportunity to acquire and reimagine one of Downtown Ithaca's most recognizable historic commercial buildings
- Property combines strategic location, historic significance and redevelopment potential
- Building dates to circa 1835-50 reflecting Greek Revival architectural influences of that period and has served over the years as home to several hotels; a restaurant and most recently the Ithaca Times
- Located within Ithaca's Downtown "Historic Super Block" due to the high concentration of preserved historic structures
- Building offers potential of diversified income streams with eight (8) apartments on upper stories and opportunity for adaptive reuse of street-level commercial space
- Street-level space offers adaptive reuse option for restaurant; retail; hospitality; entertainment; wellness; gallery; coworking or experiential uses
- Opportunity to create a signature downtown destination

CONTACT LISTING AGENT FOR MORE DETAILS

LOCATION	Central Business District (CBD)
TAX ID #	70.-2-38
BLDG. SIZE	3-Stories / 10,300 +/- SF
LOT SIZE	0.08-Acres / 3,300 SF
SPACE PLAN	Street Level – Retail / Office Upper Floors – Eight (8) Apt's
Apt. Mix	Studio – 2 & One bedroom – 6
UTILITIES	Gas; Sewer; Electric & Water
ZONING	CBD-60 / Build up to 6-stories
FEATURES	Fully sprinklered / 3-Phase Electric



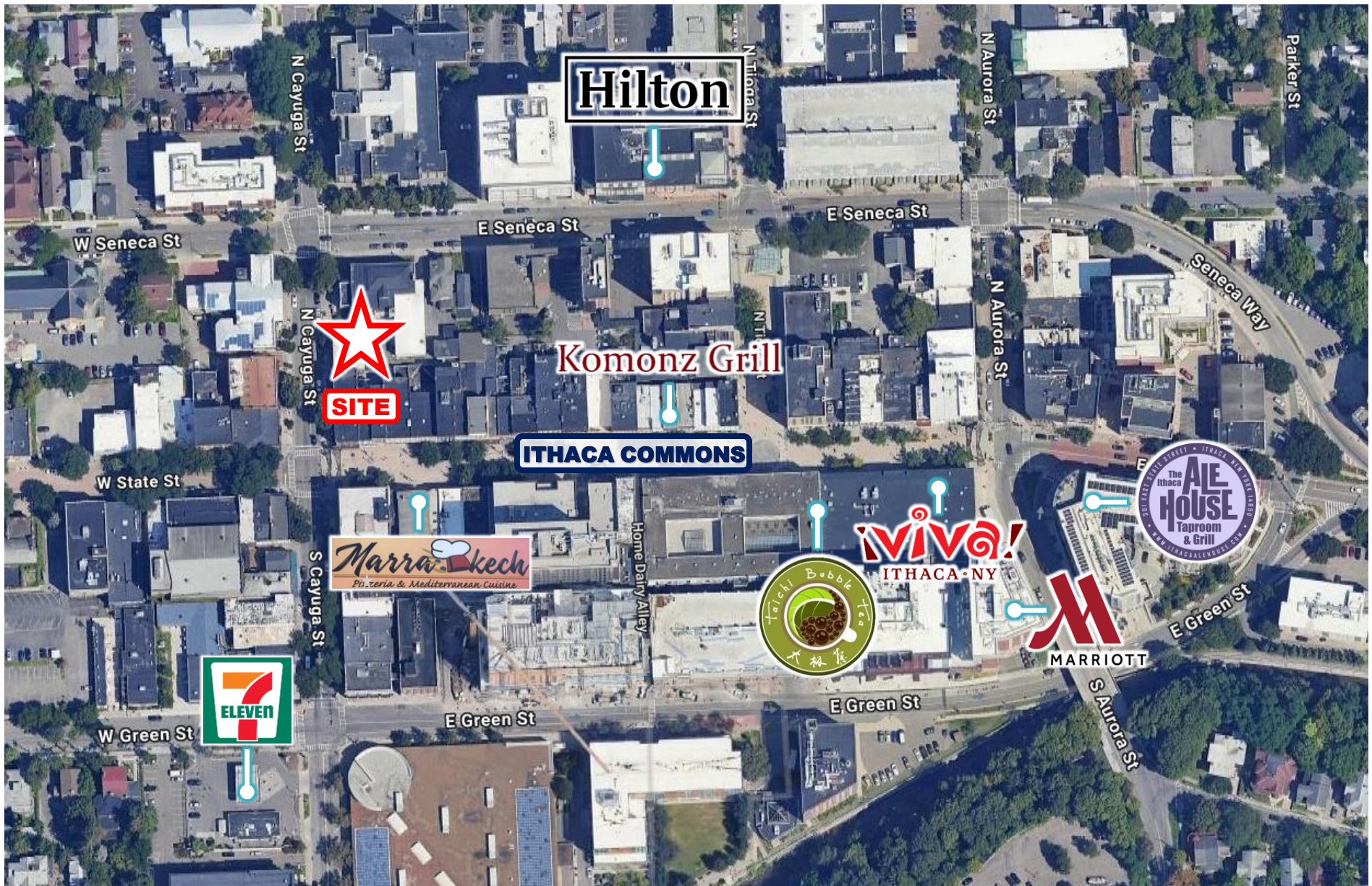


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109 N. Cayuga Street
AREA MAP



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109 N. Cayuga Street
APARTMENT PHOTOS





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109 N. Cayuga Street
ITHACA COMMONS

