CUSHMAN & WAKEFIELD | Pyramid Brokerage Company

2447 & 2451 Corning Road
Horseheads, NY





FOR SALE - ASKING $545,000

FORMER PONDEROSA STEAKHOUSE

Property Highlights

- Former Restaurant building
- Approx. 6,250 SF Building with 230’ of frontage on NYS Rt. 14
- Two parcel assemblage totaling 2+ acres
- Large open floor plan with adjoining banquet/meeting room
- Paved parking lot for 84 cars with room for expansion on adjoining lot
- Large roadside pylon sign
- Tremendous visibility along primary North/South commercial corridor

Location Highlights

- Located on the Miracle Mile (NYS Rt. 14)
- Close to Arby’s, BOCES, Dunkin, Ferrario Auto, Monro Muffler, & more
- Convenient to both Elmira & Corning
- Easy access to I-86t
- Close to the area’s regional retail hub

Listing Agent is a NYS Licensed Real Estate Agent and an officer & shareholder of Seller.

EXCLUSIVE CONTACT

Ronald N. Panosian
Associate Real Estate Broker
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Traffic Counts

Corning Road	19,944 AADT
County Route 64	13,477 AADT
Interstate 86	37,409 AADT
Source: NYS DOT	

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