

## Office Building For Sale

### Property Highlights

- Tax Map ID# 151.72-1-61
- Year Built 1974 ±
- Lot Size: .73 ± acres
- Square Footage: 17,774 ± (11,178 1st floor 6,596 SF lower level)
- Parking: Off street for 32± vehicles
- Zoning: B-2 General Business Overlay
- Utilities: Gas, Electric, Municipal Water & Sewer
- HVAC: Roof top units
- Electric: 3-phase/4 wire, 480 volt
- Elevator: 1 – “Otis” Passenger
- Roof: Rubber Membrane
- Partially occupied Medical Building w/month-to-month or short-term leases
- Great opportunity for medical user

### Location Features

- Located in convenient location in Downtown Hornell at intersection of Elm & Center Streets
- Close to Main Street & Route 36

For more information, contact:

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