

Mixed-Use Two Building Property on 1.32 Acres

Property Highlights

Front Building

- 3,840+/- SF consisting of Commercial Space (3,200 SF) & 1 - 3 Bedroom Apt (640 SF)
- Commercial Space consists of combo of retail; office; and / or shop space with multiple overhead / man doors
- Apartment is on back side; spacious; and, has attached garage
- Options to: live in apt / operate business; continue to rent out; enlarge commercial space to include apt; or, convert entire building to apt's

Back Building

- 1,560+/- SF 3 - Unit Apartment Building
- Apartments consist of: a 3 Bedroom; 2 Bedroom; and, 1 Bedroom
- Recent improvements made to each
- Recent improvements include paving of driveway

Location Highlights

- Property is an approximate 10 minute drive from City of Ithaca
- Located on NYS Route 79
- Conveniently located not only to Ithaca, but to villages of Trumansburg, Watkins Glen, Odessa, and other points in New York's Twin Tiers Region

Site

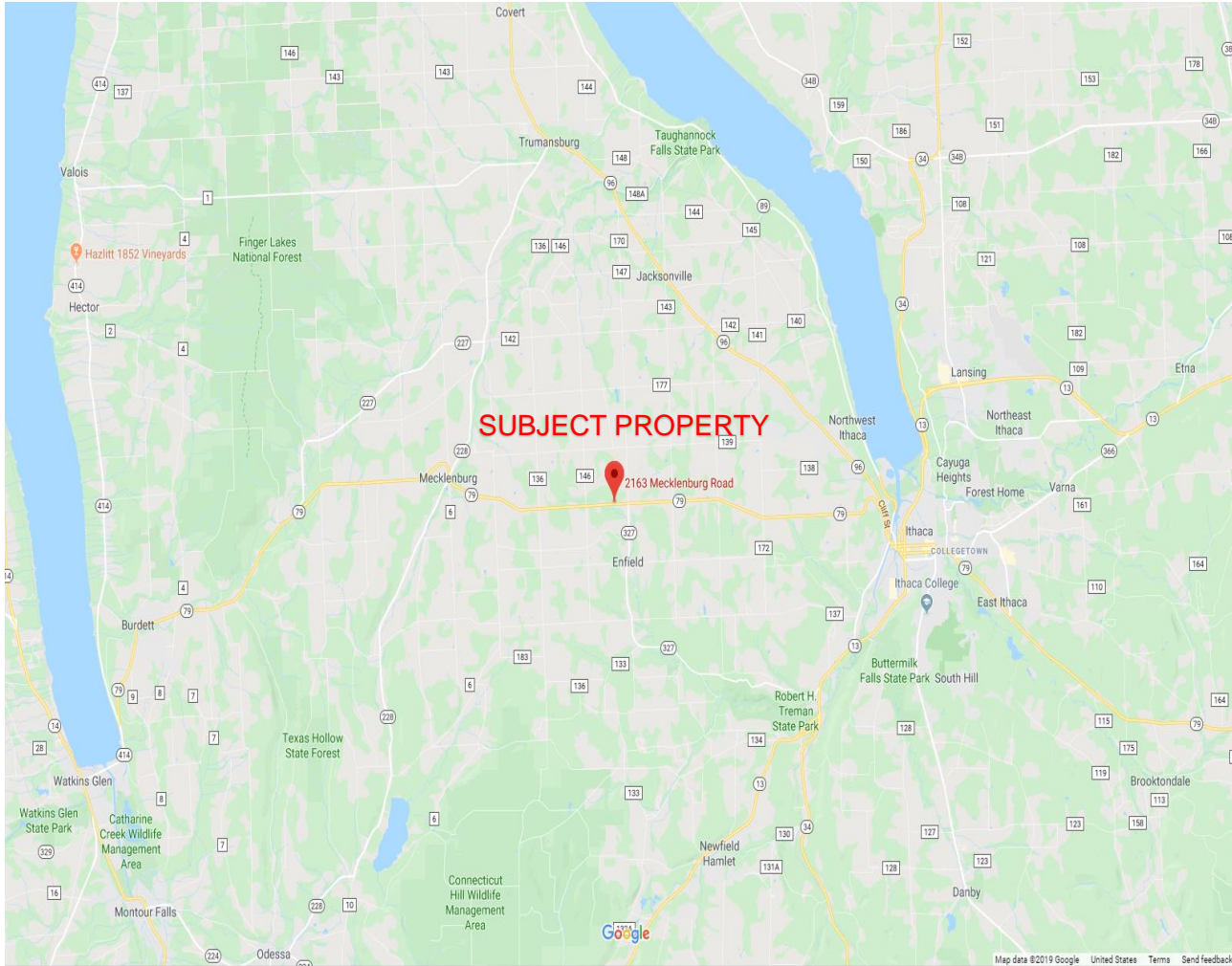
- 1.32 acre's with room for potential expansion
- Recent improvements include paving of driveway



For more information, please contact:

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Multiple Opportunities for Buyer

- Operate business in commercial and reside in an apt
- Operate business and rent out apartment's as additional income stream
- Investment property with multiple income streams
- Convert to all apartments
- Expand on property

