



Great Dane Properties, LLC

Commercial Real Estate Sales, Leasing, Management & Development

For Sale

Commercial Property with Income Producing Residential Property

Redevelopment Site, Retail, Office or Warehouse Space and

2 Unit Income Property with Development Land



Joe Draghi

Licensed Real Estate Broker

Licensed in New York, New Hampshire, Connecticut,
Massachusetts, Vermont & Florida

607-838-3263 – jdraghi@greatdaneproperties.com

NY Office: PO Box 212, Mclean, NY 13102 * Florida Office: 6151 Blackjack Court N, Punta Gorda, FL 33982

Karina Draghi

Licensed Real Estate Broker

Licensed in
New York & Florida

607-838-3463 – karina@greatdaneproperties.com

	Demographics		
	3 mile radius	5 mile radius	10 mile radius
Population	5,119	12,047	82,314
Families	2,082	4,951	30,175
Avg. Income	\$65,890	\$69,556	\$66,909

Cortland, NY
12 miles North



Site Location

Wilson Dental
Dryden Animal Clinic

Ithaca, NY
12 miles South

B & B Flooring Hair Salon

NYS Route 12,378 AADT

NYS Route 38 13,846 AADT

GREEK PEAK
MOUNTAIN RESORT
Horse Lake Lodge & INDOOR WATERPARK
10 Miles East



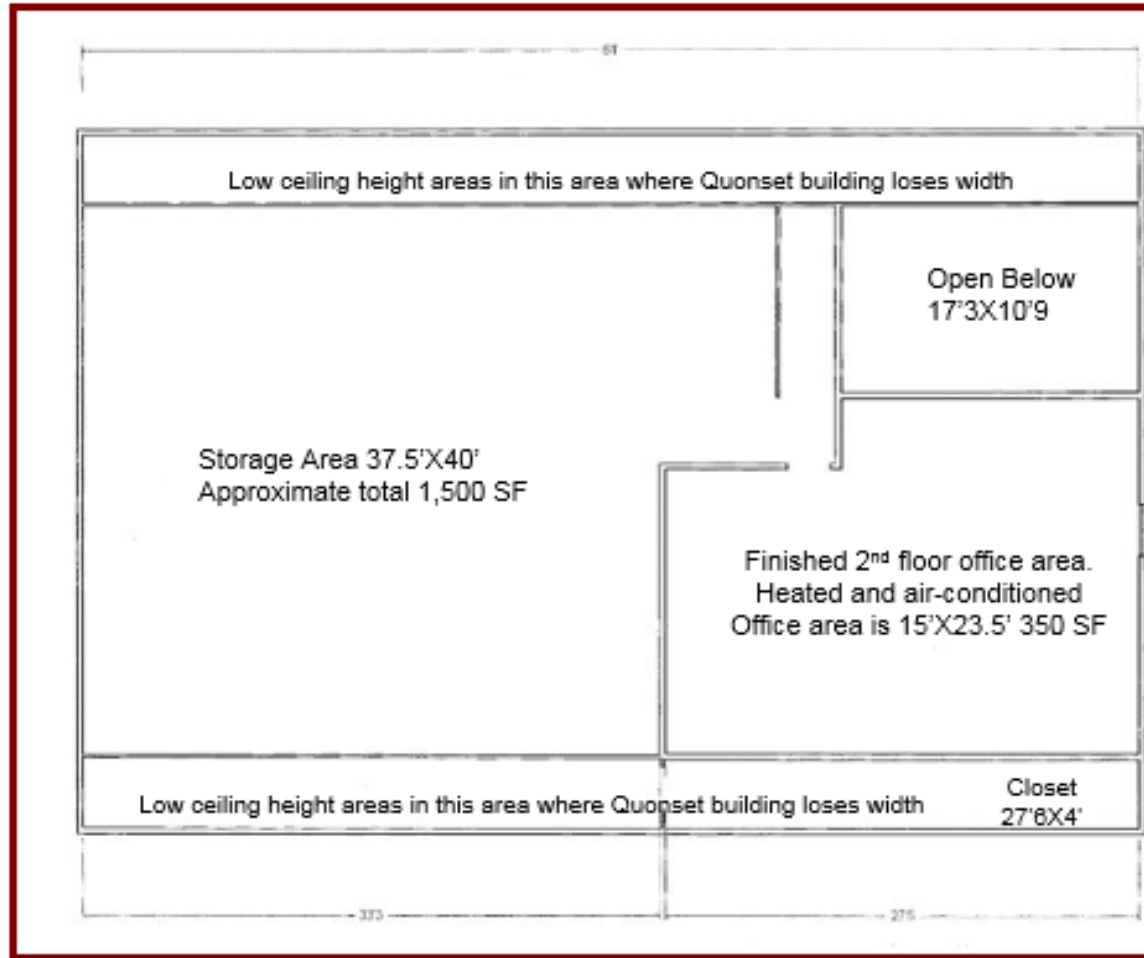
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2186 Dryden Road
NYS Route 13
Freeville, NY 13068
Second Floor



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2190 Dryden Road
NYS Route 13
Freeville, NY 13068
Income Property with Land



**2 Family House with 2
Car Garage on 4.61 AC**

**Unit 1- 1 Bedroom, 1 Bath
Unit 2- 3 Bedroom, 2 Bath**

Current Monthly Income: \$1,340.00

**2 Current Tenants Have
Been Occupants for Over
30 Years**

**Annual Expenses
(4 year average):**

**Lawn Care - \$1400.00
Snow Plowing - \$300.00
Repairs & Maintenance \$588.00**



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2186 & 2190 Dryden Road
NYS Route 13
Freeville, NY 13068
For Sale Combined \$225,000
Will Consider Dividing



2186 Dryden Road

**2190 Dryden Road
4.61 Acres**



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PROFORMA

2186 & 2190 Dryden Road

NYS Route 13

Freeville, NY 13068

Annual Rents:

2 Family Income Unit	\$ 16,080	
Commercial Rent (Available)		<u>\$ 18,000</u>
	\$ 34,080	

(Severely below Market Rate – Current Residential Tenants have been there over 30 years. Commercial rate at \$18,000 per year is conservative)

Annual Expenses for both properties:

Repairs and Maintenance	\$ 588.00
Lawn Care	\$ 1400.00
Snow Removal	\$ 300.00
Taxes	<u>\$5,764.00</u>
Total Expenses	\$8,052.00

Annual Cash Flow \$26,028.00

Potential Monthly Cash Flow **\$2,169.00**

Purchase Price \$225,000
-20% down \$ 45,000

Mortgage \$180,000
15 Years @ 4% interest

Monthly Payment **\$ 859.35**

Potential Monthly Income \$1309.85

The information contained herein was obtained from sources we consider reliable; however no representation or warranty is made to its accuracy and is submitted subject to errors, omissions, prior sales, and withdrawal from the market or change in price; or changes to the subject property's condition, layout, square footage and development plans without notice. Seller/Landlord and Broker make no representation as to the environmental condition of the property or suitability for use, and recommend Purchasers/Lessors independent investigation.



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