

## 6,442 SF Commercial Building in Ithaca for Sale

### PROPERTY FEATURES

- Centrally located commercial building located in City of Ithaca's Cherry Street Business Park just off main commercial corridor (NYS Rte 13)
- Combination of office (1,375 SF) & light manufacturing / warehouse (5,067 SF)
- Situated among a mix of light manufacturing; business service; and, retail businesses
- Well built building at end of street with high ceilings and concrete floors in manufacturing / warehouse space
- Current tenant custom screen printing & promotional products company
- Ample on-site parking



For more information, please contact:

**David Huckle**

Associate Real Estate Broker

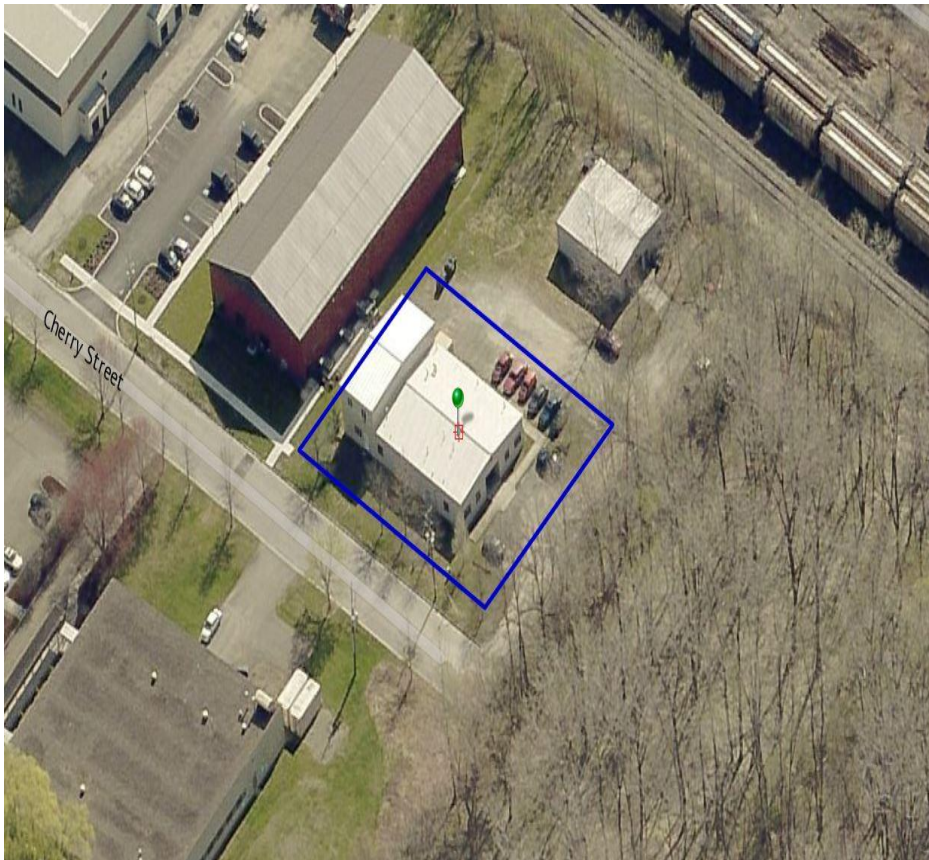
607 227 7558

[dhuckle@pyramidbrokerage.com](mailto:dhuckle@pyramidbrokerage.com)

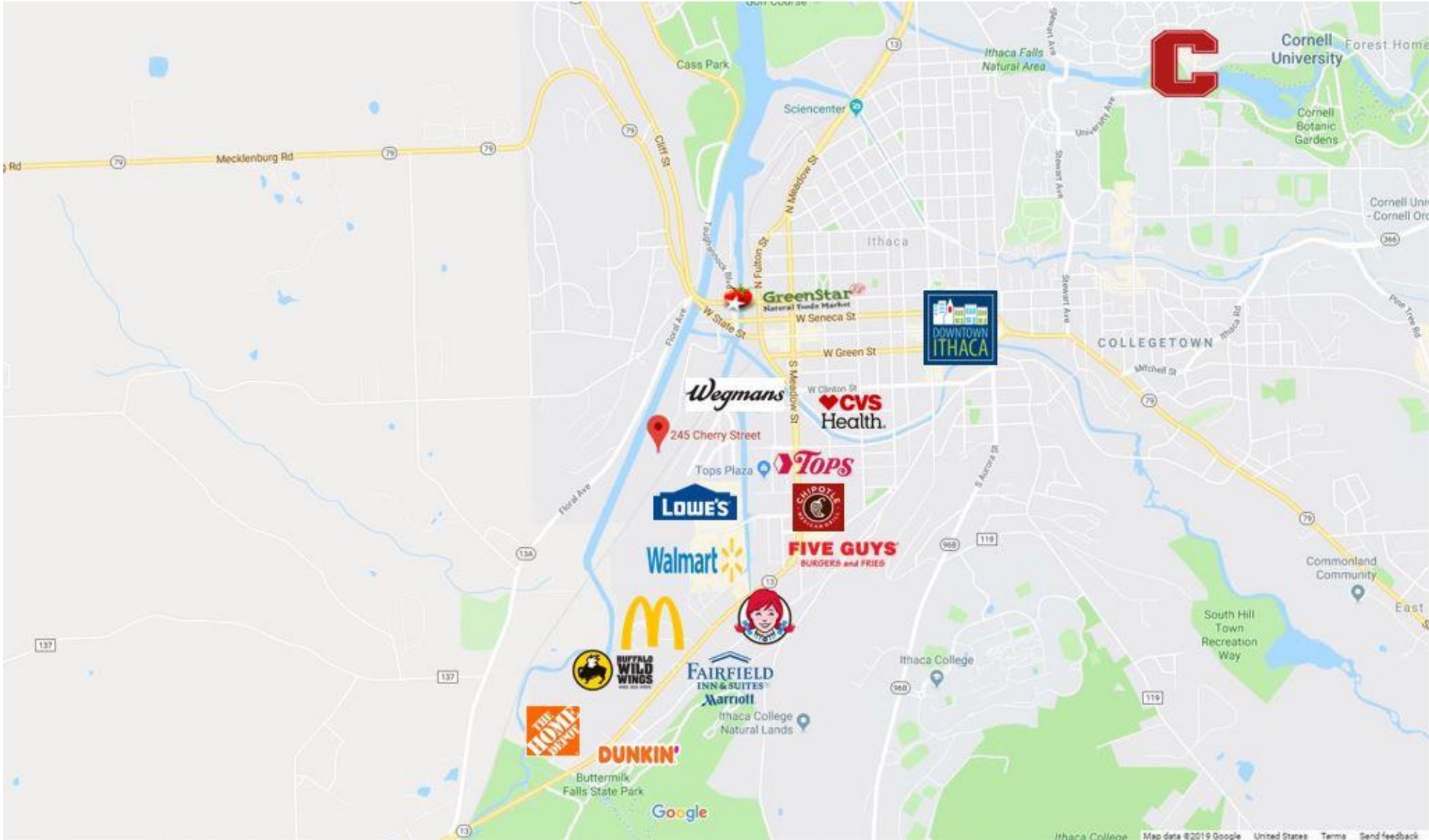
Gateway Center, 401 East State Street, Suite 302  
Ithaca, New York 14850  
phone: +1 607 277-2327



FOR SALE  
245 Cherry Street  
Ithaca, NY



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245 Cherry Street  
Ithaca, NY



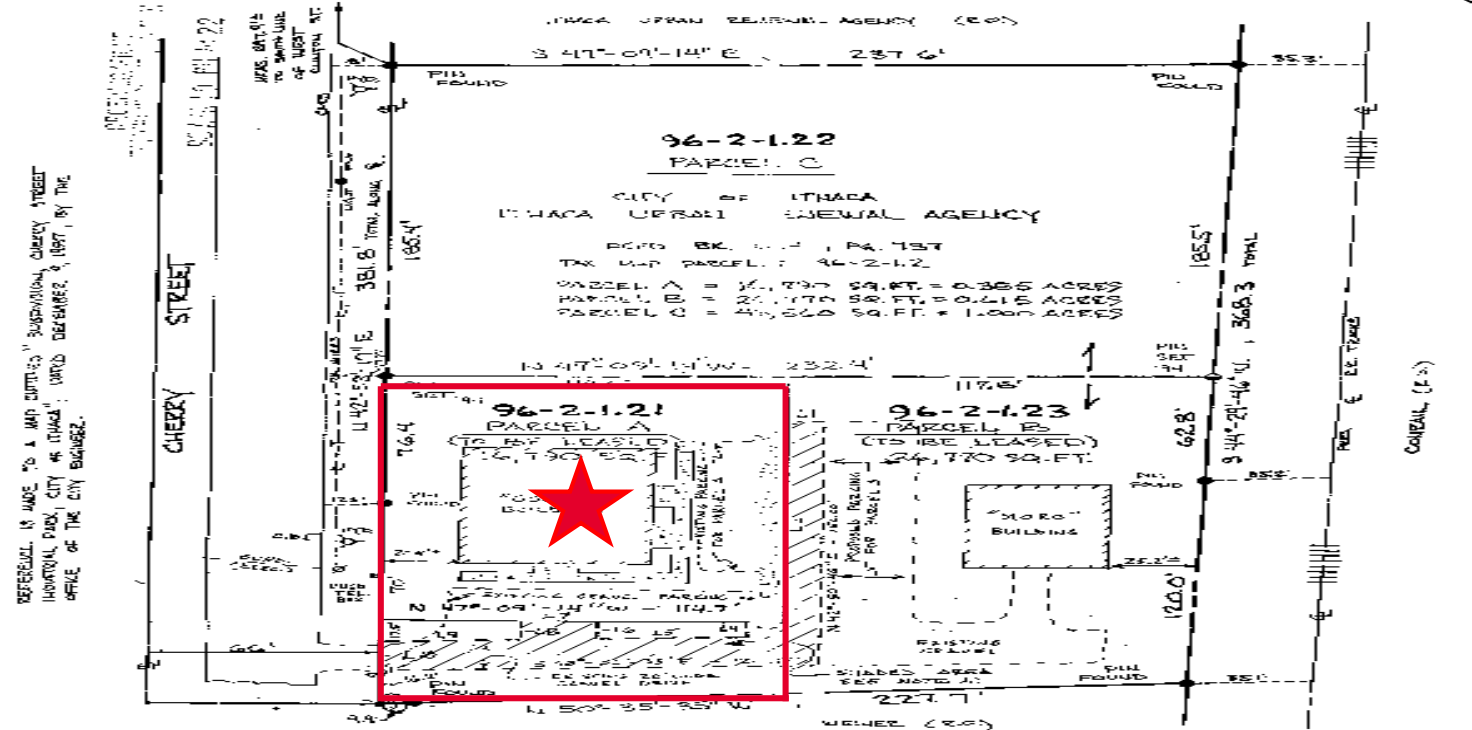
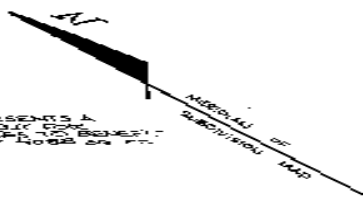


**FOR SALE**  
**245 Cherry Street**  
 Ithaca, NY

LINE	NOTATIONS
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THIS SURVEY MAP WAS PREPARED BY THE ITHACA URBAN REDEVELOPMENT AGENCY (URA) IN ACCORDANCE WITH THE CITY OF ITHACA ZONING ORDINANCE, CHAPTER 160, ARTICLE 1, SECTION 160-1.1, WHICH PROVIDES THAT THE URA HAS THE AUTHORITY TO PREPARE SURVEY MAPS FOR THE PURPOSES OF THE ZONING ORDINANCE. THE URA IS NOT PROVIDING ANY WARRANTY AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). AS APPLICABLE, WE MAKE NO REPRESENTATION AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) IN QUESTION.

NOTES:  
 1. SHADDED AREA REPRESENTS A PROPOSED DEVELOPMENT OF PARCELS A, B AND C.  
 2. EXISTING BUILDING IS SHOWN FOR PARCEL B.  
 3. EXISTING BUILDING IS SHOWN FOR PARCEL C.  
 4. EXISTING BUILDING IS SHOWN FOR PARCEL D.  
 5. EXISTING BUILDING IS SHOWN FOR PARCEL E.  
 6. EXISTING BUILDING IS SHOWN FOR PARCEL F.  
 7. EXISTING BUILDING IS SHOWN FOR PARCEL G.  
 8. EXISTING BUILDING IS SHOWN FOR PARCEL H.  
 9. EXISTING BUILDING IS SHOWN FOR PARCEL I.  
 10. EXISTING BUILDING IS SHOWN FOR PARCEL J.  
 11. EXISTING BUILDING IS SHOWN FOR PARCEL K.  
 12. EXISTING BUILDING IS SHOWN FOR PARCEL L.  
 13. EXISTING BUILDING IS SHOWN FOR PARCEL M.  
 14. EXISTING BUILDING IS SHOWN FOR PARCEL N.  
 15. EXISTING BUILDING IS SHOWN FOR PARCEL O.  
 16. EXISTING BUILDING IS SHOWN FOR PARCEL P.  
 17. EXISTING BUILDING IS SHOWN FOR PARCEL Q.  
 18. EXISTING BUILDING IS SHOWN FOR PARCEL R.  
 19. EXISTING BUILDING IS SHOWN FOR PARCEL S.  
 20. EXISTING BUILDING IS SHOWN FOR PARCEL T.  
 21. EXISTING BUILDING IS SHOWN FOR PARCEL U.  
 22. EXISTING BUILDING IS SHOWN FOR PARCEL V.  
 23. EXISTING BUILDING IS SHOWN FOR PARCEL W.  
 24. EXISTING BUILDING IS SHOWN FOR PARCEL X.  
 25. EXISTING BUILDING IS SHOWN FOR PARCEL Y.  
 26. EXISTING BUILDING IS SHOWN FOR PARCEL Z.



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**SURVEY MAP**  
 SHOWING A PORTION OF LOTS OF  
**ITHACA URBAN REDEVELOPMENT AGENCY**  
 245 CHERRY STREET, CITY OF ITHACA, TOMPKINS CO., N.Y.

DATES: AUGUST 19, 1992  
 SCALE: 1"=40'  
 PREPARED BY: JAMES G. MILLER, SURVEYOR  
 CHECKED BY: JAMES G. MILLER, SURVEYOR  
 T.O. MILLER, P.E., ENGINEER & SURVEYOR, ITHACA, N.Y.



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