

— 413 WEST STATE STREET DEVELOPMENT INVESTMENT OPPORTUNITY

• **REVISED PRICING ANNOUNCED ON THIS 5,392 SF BUILDING ON .15 ACRES – CALL BROKER FOR DETAILS**

- LOCATED IN ITHACA'S CENTRAL BUSINESS DISTRICT ACROSS FROM ARNOT REALTY'S PROPOSED MIXED-USE PROJECT
- PROPERTY IS AVAILABLE FOR SALE – IDEAL FOR REDEVELOPMENT. ZONING IS CBD 50 AND PERMITS MULTI LEVEL COMMERCIAL & RESIDENTIAL
- CURRENT NET INCOME ON 2 TENANT BUILDING IS +/- \$19,000/ANNUM
- 5,000 SF OF STREET LEVEL WAREHOUSE SPACE AVAILABLE FOR LEASE BEGINNING 9/1/20
- TAXES: SCHOOL= \$ 2,379.93 | PROPERTY= \$2,897.16
- ZONING: CBD 50–MULTI LEVEL COMMERCIAL OFFICE & RESIDENTIAL PERMITTED.
- 0.36 MILES FROM WEGMANS
- 0.8 MILES FROM COLLEGETOWN AND CORNELL UNIVERSITY
- 1.05 MILES FROM ITHACA COLLEGE



ITHACA
NEW YORK

DEMOGRAPHICS	1 MI	3 MI	5 MI
POPULATION	20,747	50,035	62,152
HOUSEHOLDS	8,738	17,567	22,966
AVG HH INCOME	\$56,889	\$72,345 \$	78,010
DAYTIME POP	29,022	67,937	85,472



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West State Street 3,167 ADT'16

N. Plain Street



SITE



W. Green Street



S. Corn Street