



185 CLINTON AVE, CORTLAND, NY 13045

607-218-6221 | YAMANCI.COM

607-423-7800 | STEVE CINQUANTI

# \$295,000

## Prime Commercial Land For Sale



**3707 NYS Rt 281  
Cortland NY**

### Overview

Located adjacent to the Country Inns and Suites by Carlson, this prime commercial land is situated between two of the largest regional shopping areas in the County, and directly across from the Stadium at State University of New York at Cortland.

# Specifications

<b>Accessibility:</b>	A single curb cut is planned approximately 300 feet from the Hotel property line. This access point will serve the entire parcel. Visibility to the access point and any building on the lot is excellent.
<b>Acreage:</b>	Up to 10.36 acres available, property can be subdivided. It appears that there is 1 to 1.5 acres that is above the flood plain and can be developed. The balance of the space will require substantial fill. The creek running parallel to Route 281 cannot be touched as it is runs directly to the wellheads that provide water to the municipalities.
<b>Tax Parcel:</b>	95.00-09-04 contains 8.86 acres
<b>Road Frontage:</b>	Approximately 730 feet
<b>Topography:</b>	Flat, drains well. Existing creek will be moved to the rear of the property
<b>Zoning:</b>	B-2
<b>Gas:</b>	New York State Electric & Gas, lateral at hotel curb.
<b>Electricity:</b>	Niagara Mohawk Power Corp.
<b>Sewer &amp; Water:</b>	Town of Cortlandville, at curb in front of hotel
<b>Environmental:</b>	This property has always been a farm. In 2003, the land was raised with foreign fill from off site
<b>Availability:</b>	This property is available for sale or long-term lease.

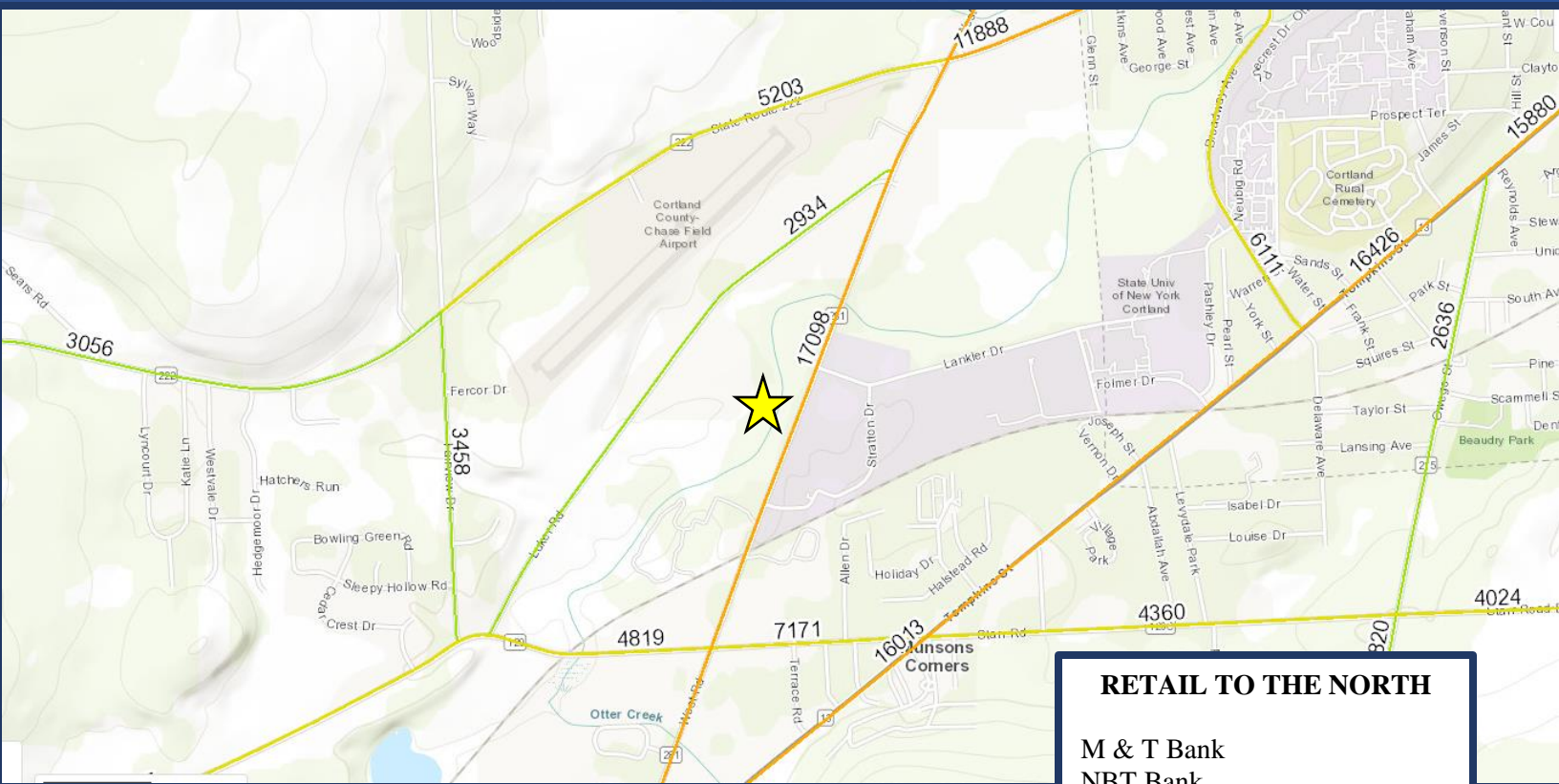
The entire property is outlined in green. The area outlined in red depicts the potential building area considering the setback required from the creek. The southerly property line is 246 feet from the road. It is estimated that the area for construction is 160 feet on the south boundary line and approximately 80 feet on the north boundary line.



**EMPLOYERS IN CLOSE PROXIMITY TO THE SITE**

Pall Trinity Micro Corporation	700 - 799 employees
Pyrotech	50 - 59 employees
Gutchess Lumber Company	200 - 399 employees
SUNY College at Cortland	900+ employees
J.M. Murray Center	200 – 311 employees

# Average Daily Traffic, 2015



## RETAIL ENVIRONMENT TO THE SOUTH

- |                          |                               |
|--------------------------|-------------------------------|
| Walmart                  | GNC                           |
| Price Chopper*           | Advantage Auto                |
| Verizon Diamond Wireless | Tractor Supply Co.            |
| Applebee's Restaurant*   | First National Bank of Dryden |
| Price Chopper*           | Empire Tractor                |
| J.C. Penney*             | R. Homer Carpets              |
| Olympia Sports*          | Moe's Restaurant              |
| Payless Shoe Source*     | A & W Root Beer Drive-in      |
| Lowe's Home Improvement  | Sally Beauty Supply           |
| McDonald's               | Aldi                          |
| First Niagara Bank*      | Empire Vision Center          |
| Shoe Dept.               | Maurices                      |
| Dollar Tree*             | Marshalls                     |

\*Located in the Cortlandville Crossing Shopping Center

## RETAIL TO THE NORTH

- M & T Bank
- NBT Bank
- Chemung Trust
- TOPS Super Center
- Save-A-Lot Supermarket
- Burger King
- Subway
- Kentucky Fried Chicken
- Value Home Center
- Auto Zone
- Upstate Auto Center
- Royal Motors
- Sun Auto Warehouse
- Sherwin-Williams
- Rite Aid
- Walgreens



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Contact: Steve Cinquanti  
Associate Broker GRI  
Cell: 607-423-7800  
Office: 607-218-6221  
Email: steve@yaman.com