



185 CLINTON AVE, CORTLAND, NY 13045

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## INTRODUCING



### **780 ROUTE 13 CORTLAND, NY**

**This 3-family home along with .48 acres of land is zoned light commercial and is located in the heart of the Route 13 expansion zone. It is surrounded by development and is in close proximity of large employers including Pall Trinity Micro Corporation, WalMart, Byrne Dairy, and Gutches Lumber. The land is the value of this property as it would be the ideal location for investors and businesses looking for a location with high traffic volume and high visibility.**

<b>Location:</b>	<b>780 Route 13 Cortland, NY 13045</b>
<b>Lot Size:</b>	<b>149 x 140</b>
<b>Topography:</b>	<b>Flat</b>
<b>Tax parcel #:</b>	<b>112289-105-008-0001-011-000-0000</b>
<b>Traffic:</b>	<b>Estimated at 25,000 to 27,000 AADT</b>
<b>Listing Price:</b>	<b>\$220,000</b>