



185 CLINTON AVE, CORTLAND, NY 13045

607-218-6221 | YAMANCI.COM

607-423-7800 | STEVE CINQUANTI

**\$350,000\***

**Available For Sale**



## **Prime Commercial Corner**

3817 US – 11  
Cortland, New York

### **Overview**

Located just off Interstate 81 at Exit 10 this **HIGH VISIBILITY** property is near the intersection of State Routes 41, 11 and Interstate 81 providing the main route into the county seat from most all of southern Cortland County.

This centrally located property is only 30 minutes from Syracuse, Binghamton and Ithaca.

Excellent visibility from all directions with a property line bordering Interstate 81 southbound.

# Specifications

Accessibility:	Easy ingress and egress off Weaver Road
Acreage:	4.93 acres
Tax Parcel:	87.04-01-12.000
Road Frontage:	667 feet total
Zoning:	B-3 Large scale retail sales and business enterprises. Area 1 - Primary Aquifer District
Gas:	New York State Electric & Gas
Electricity:	Niagara Mohawk Power Corp.
Sewer:	Town of Cortlandville, at curb
Environmental:	No known environmental concerns based on the property's history

\*Owner will negotiate a price for and perform site work to suit

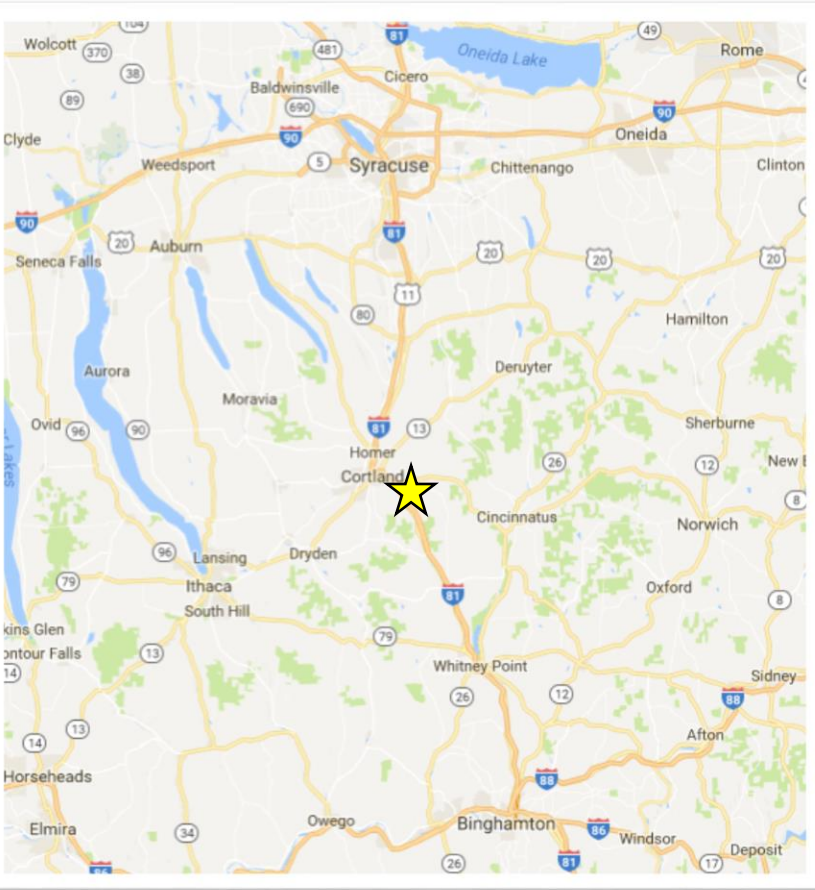


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### MAJOR EMPLOYERS IN CORTLAND COUNTY

SUNY Cortland	1000+
Cortland Regional Medical Center	700+
Pall Trinity Micro/Pall Trinity	650+
Cortland County Government	650+
KIK Custom Products	600+
Cortland School District	600+
Intertek Testing Services	300+
J.M. Murray Center	200+
Crown Center for Nursing and Rehab.	200+
Cortland Asphalt/Suit Kote	250+
City of Cortland Government	200+
Greek Peak Ski Resort	200+
Gutchess Lumber	150+
Wal-Mart	100+
Community Action Program	100+
Manpower	100+
Albany International	100+
Auxiliary Services Corp.	100+
Onondaga-Cortland-Madison BOCES	100+
NBT Bank, NA	100+
Family Health Network	100+
Lowe's Home Improvement	100+



### BUSINESS IN IMMEDIATE PROXIMITY TO THE SITE

Hartley Motors	Sunoco Gas A-Plus
Marvin Windows	Mobile Gas Express Mart
Cazenovia Equipment	Days Inn
CNY Farm Supply	Dunkin' Donuts
Penske Truck Rental	Pit Stop Travel Plaza
CNY Power Sports	NBT ATM
Microbac Laboratories	Intertek Testing
Suburban Propane	Burhans Auto Body



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