



## Light Manufacturing/Industrial

### 8,900 SF

**\$270,000**



- ⇒ Contractor's HQ
- ⇒ Auto Service
- ⇒ Light Manufacturing
- ⇒ Inside Storage
- ⇒ Body Shop
- ⇒ Bottle Redemption

Steve Cinquanti, CCIM

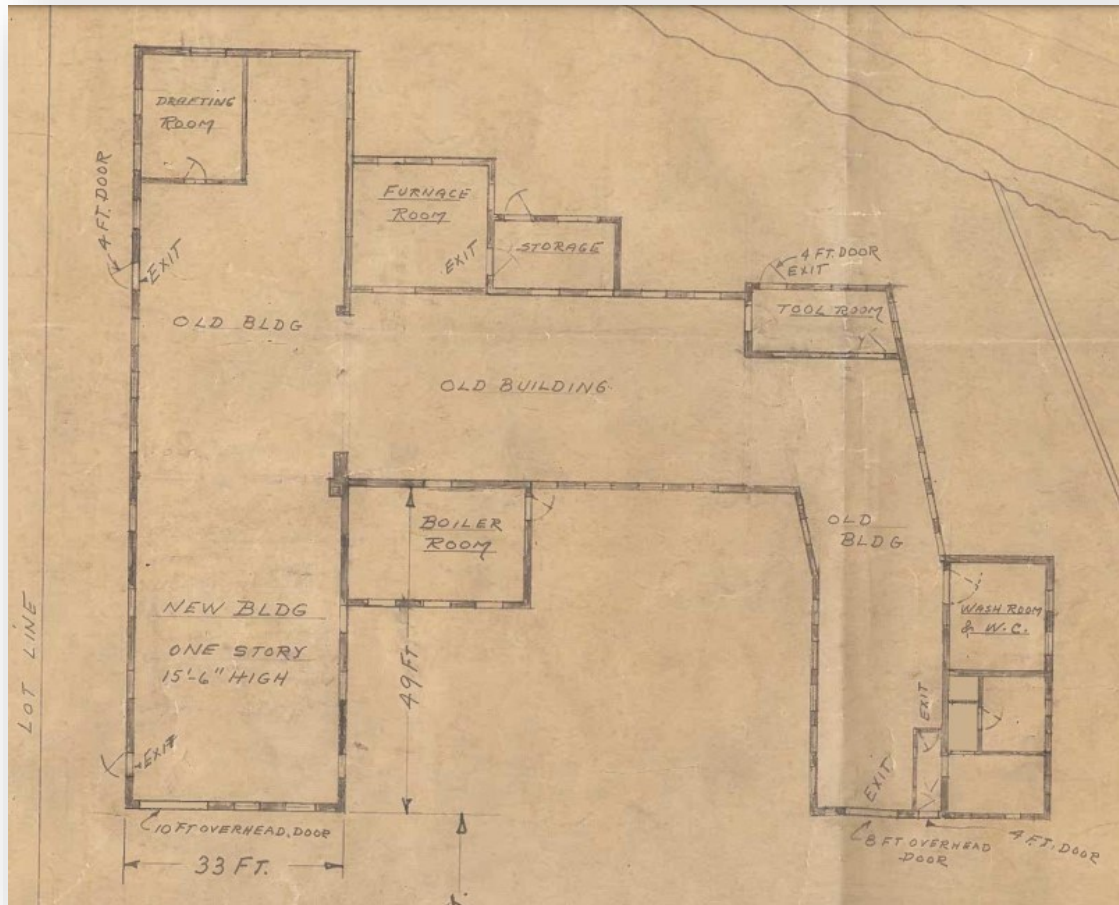
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## FAST FACTS

Municipality:	City of Cortland
Zoning:	General Industry
Tax Parcel:	86.43-02-06.000
Lot Size:	180 x 131
Building SF:	8,900
Ceiling Height:	9 to 12'
Power:	3 Phase 120/208
OHD:	8 x 10 and 12 x 10
Year Built:	1940



*This information is believed to be accurate and is derived from sources believed to be trustworthy. While it is believed to be correct, the accuracy of the above information has not been confirmed. Yaman Commercial Industrial, its agents and principal do not warrant, guarantee or make any representations with respect to said accuracy. You are responsible for independently confirming the accuracy and completeness of the information.*



The historic but very serviceable building currently houses a machine shop but subject to proper approvals could be easily used as a Contractor's HQ, Auto/RV service, Light manufacturing or indoor storage.

**The owner would be willing to discuss selling the building and equipment if a buyer was interested.**



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