

SPECIAL PURPOSE PROPERTY FOR SALE

Renaissance OBGYN

97-103 North Main
Street, Cortland, NY
13045

OFFERING MEMORANDUM



ASHLEY WARFIELD

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JEFFREY GUIDA

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Yaman Commercial in compliance with all applicable fair housing and equal opportunity laws.

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PROPERTY SUMMARY

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PROPERTY DESCRIPTION

This fully renovated two-floor commercial building offers flexible layouts and modern updates. Formerly a medical office, it has been completely rehabbed and is ready for a wide range of uses including professional services, medical, wellness, office suites, or potential redevelopment for mixed-use or specialty concepts. Located on a busy street with off-street parking, the property provides convenient access for staff, clients, and visitors. Its proximity to the hospital and Interstate 81 ensures strong visibility and accessibility, making it an excellent turnkey opportunity for owner-occupants or investors seeking long-term potential.

PROPERTY HIGHLIGHTS

- Fully renovated two-floor building offering flexible layouts and modern updates.
- Former medical office rehabbed for professional, medical, wellness, or office use.
- Redevelopment potential suitable for mixed-use or specialty commercial concepts.
- Busy street location with convenient off-street parking for staff and visitors.
- Close to hospital and I-81 ensuring strong visibility and accessibility.
- Turnkey opportunity for owner-occupants or investors seeking long-term potential.

OFFERING SUMMARY

Offered Lease Rate:	\$8,000/Month
Sale Price:	\$350,000
Lot Size:	0.31 Acres
Building Size:	4,560 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	495	1,826	4,953
Total Population	1,246	4,217	11,677
Average HH Income	\$72,411	\$70,329	\$71,802

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PROPERTY DESCRIPTION

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PROPERTY DESCRIPTION

A fully renovated two-floor commercial building offering exceptional flexibility and prime location advantages. Formerly a medical office, this property has been completely rehabbed and is ready for a wide range of uses—professional services, medical, wellness, office suites, or possible redevelopment for mixed-use or specialty commercial concepts.

Situated on a busy street with plenty of off-street parking, the site provides easy access and convenience for staff, clients, and visitors. Its strategic location places it in close proximity to the hospital and Interstate 81, making it ideal for businesses seeking strong visibility and accessibility.

With a spacious layout across two floors, modern updates, and a solid commercial footprint, this property offers many possibilities for owner-occupants or investors looking for a turnkey space with long-term potential.

LOCATION DESCRIPTION

97-103 N Main St, Cortland, NY - Downtown setting with excellent visibility and convenient off-street parking. Close to Cortland's hospital and Interstate 81, offering strong accessibility for staff, clients, and visitors.

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ADDITIONAL PHOTOS

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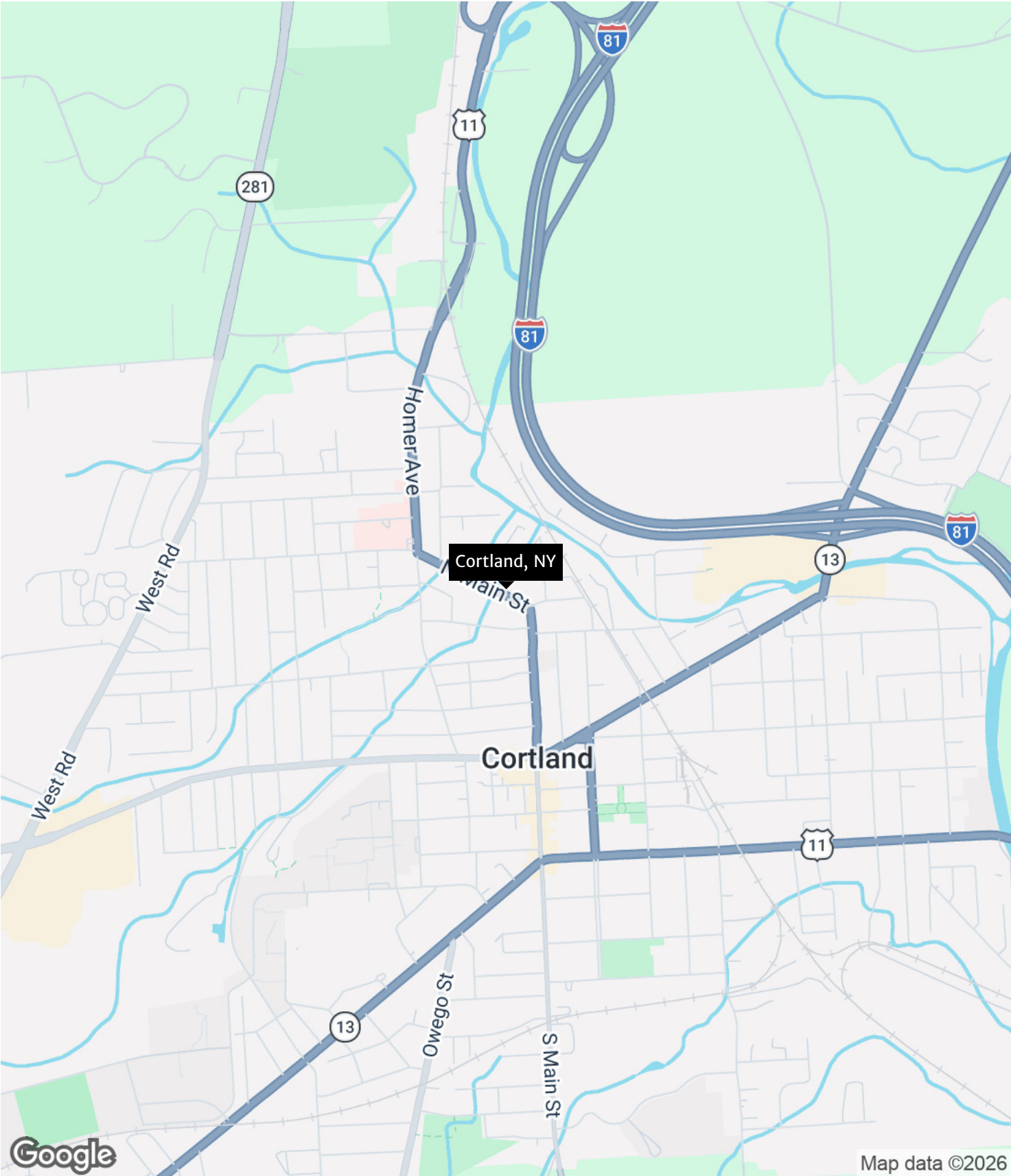
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REGIONAL MAP

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RETAILER MAP



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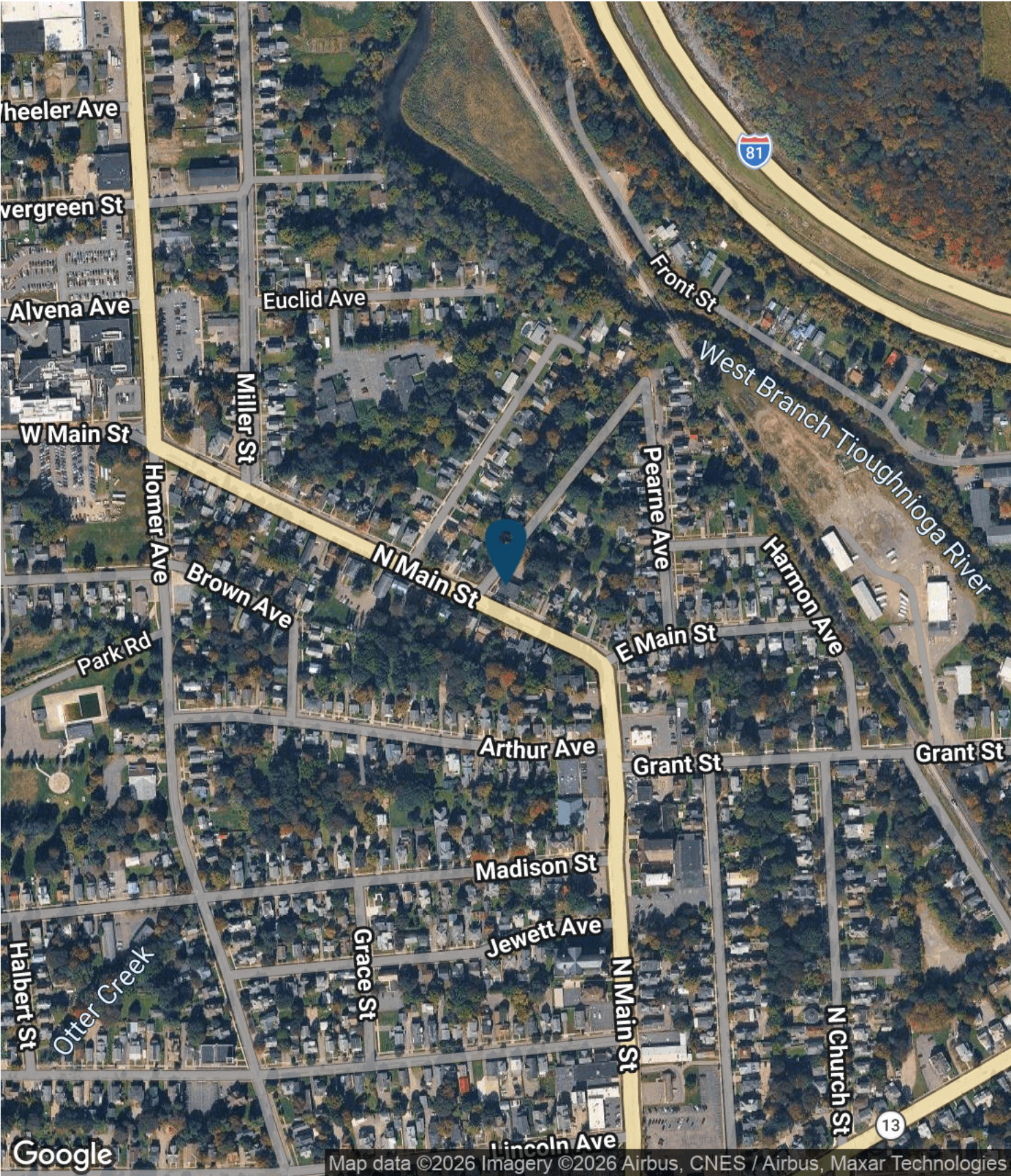
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LOCATION MAP

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Financial Analysis

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FINANCIAL SUMMARY

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INVESTMENT OVERVIEW

Price	\$350,000
Price per SF	\$77

OPERATING DATA

FINANCING DATA

Demographics

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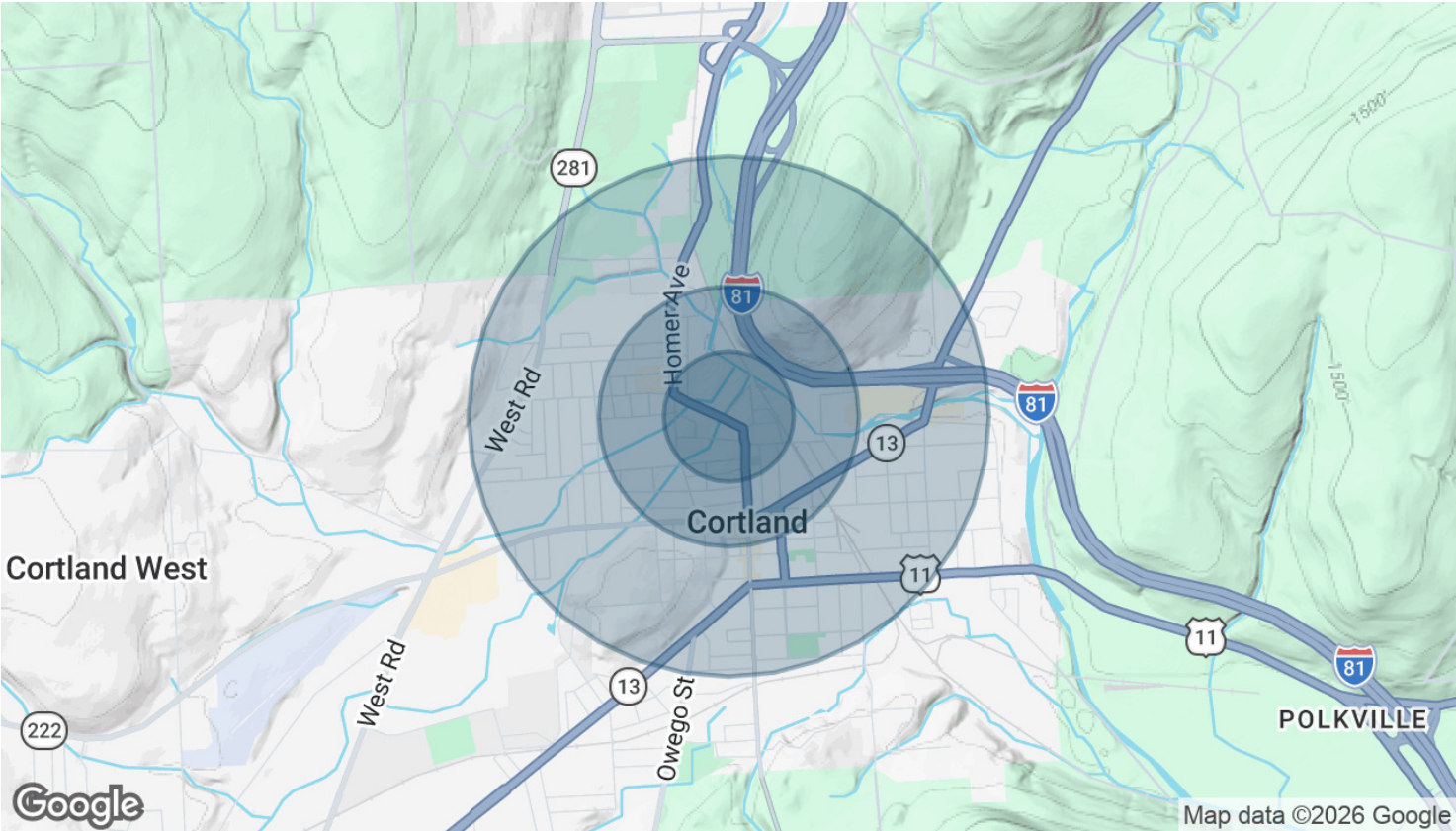
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DEMOGRAPHICS MAP & REPORT

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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,246	4,217	11,677
Average Age	28.8	29.9	31.6
Average Age (Male)	30.5	30.3	32.0
Average Age (Female)	30.0	34.7	34.9

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	495	1,826	4,953
# of Persons per HH	2.5	2.3	2.4
Average HH Income	\$72,411	\$70,329	\$71,802
Average House Value	\$142,083	\$147,950	\$151,184

2023 American Community Survey (ACS)

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Advisor Bios

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As a lifelong resident of Cortland & the Finger Lakes area, Ashley Warfield has dedicated her career to improving the market of CNY & creating an environment you want to call home.

An avid gardener & camper, she has raised six beautiful children and coached numerous sports. Through these interactions, she has mastered communication, listening, and organization.

Her real estate career has flourished, placing her in the Million Dollar Circle Award Winner group from the very beginning. Her enthusiasm, time management skills, and passion for the field make this more than a job – it's truly a way of life.

Whether you're in the market to buy, sell, downsize, or build, trust that Ashley will assist you every step of the way.

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I am originally from Liverpool, NY and attended college at SUNY Brockport where I met my wife Lisa. Lisa accepted a position at Ithaca College which brought us to Cortland, NY where we've decided to settle and raise our family. We are blessed with three beautiful children who keep us active and involved with the community. I have been practicing real estate since 2010 and I truly love what I do!

What I enjoy the most about selling real estate is meeting new people and building relationships. This business, like many, comes with its share of challenges, but with every challenge there is a solution. My interpersonal skills, patience, and strong aptitude for this business allow me to best serve my customers and clients. I have a consistent record as a multi-million dollar producer, which means I've had the opportunity to help many individuals and families buy and sell real estate. I service the Central New York area with a focus in Cortland, Syracuse, and Ithaca.

The CNY area is truly beautiful and I feel grateful to have grown up here. When I am not selling real estate, I enjoy gardening, watching movies and spending time with my family.

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