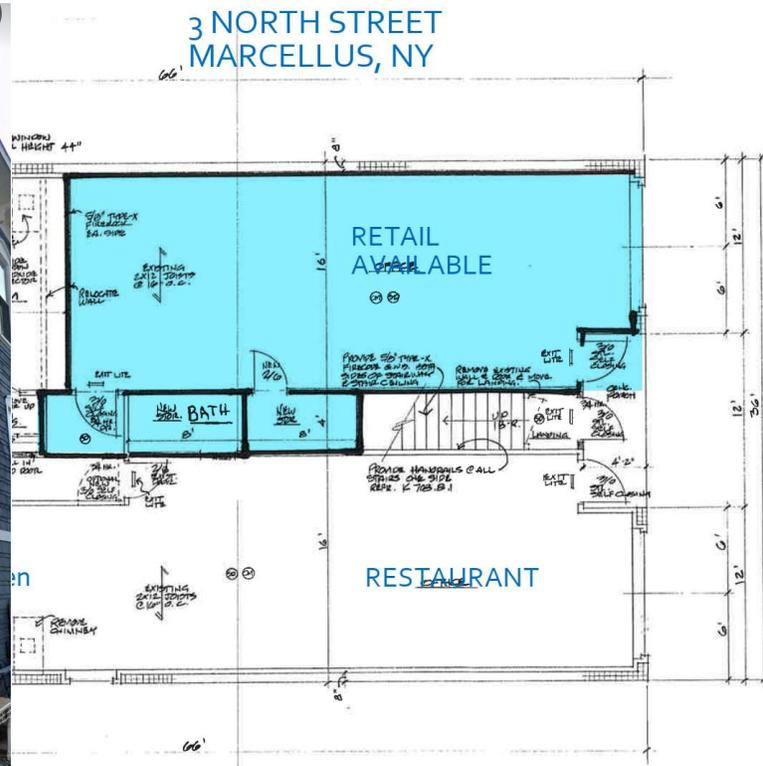


PRIME VILLAGE RETAIL

700 Square Feet

3 North Street

Marcellus, New York



Property Details

- Location: 3 North Street, solid foot traffic and car traffic that is slowing at the nearby controlled intersection. Interesting multi use building with residential units above the first-floor opportunity.
- Parking: Plentiful free street parking.
- Premises currently configured as wide-open space with hardwood flooring and decorative high ceilings. Heated and cooled with central HVAC. Private restroom included.
- Surrounding Area: Walking distance from the beautiful Marcellus Park, Marcellus Schools, Marcellus Free Library and nearby tenants include Subway, Rise Form, Hardware Store, New residential apartments.
- Significant walking and bicycle traffic in addition to visibility from passing traffic.
- Floor Plan: The attached floor plans include dimensions and details to help understand the opportunity.
- Signage: The premises include exterior signage rights.
- Photos, professional design and site tours are available upon request.

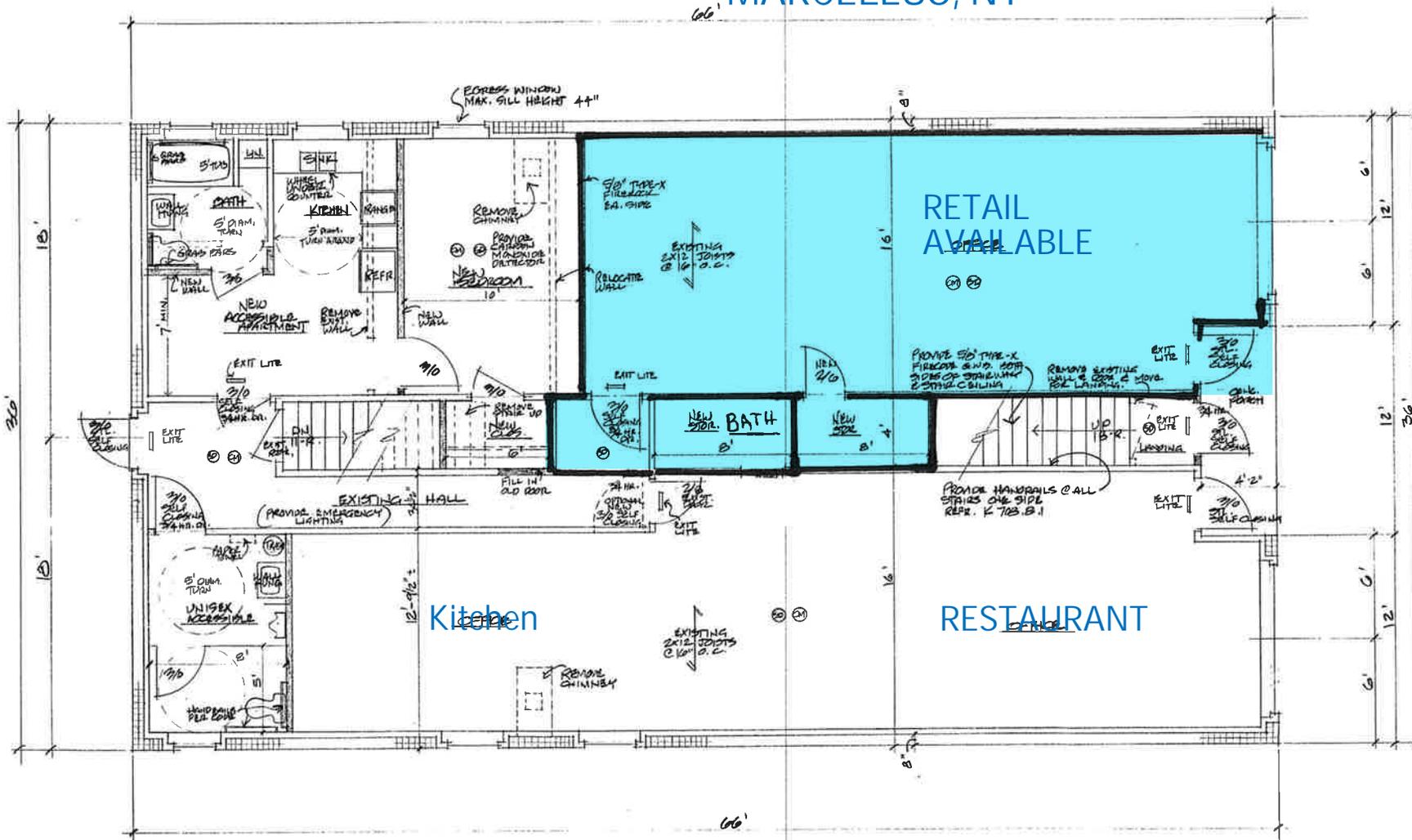


www.mikebarneymangement.com

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3 NORTH STREET MARCELLUS, NY



FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

--- DENOTES EXIST. FRAME CONST.
 --- DENOTES NEW FRAME CONST.

NOTE: PROVIDE SOLID FIREBLOCKING @ 10' INTERVALS & BETWEEN STORIES IN ALL EXPOSED WALLS. REF. TIC. 2.2 REG. CODE

2. (SD) SMOKE DETECTOR
3. (CM) CARBON MONOXIDE DETECTOR
4. WHERE EXTERIOR EXISTING WALLS ARE EXPOSED PROVIDE R-20 INSULATION IN WALL CAVITY MIN.
5. PROVIDE SPRINKLER SYSTEM THROUGH OUT BLDG.

GENERAL NOTES:

1. These plans have been prepared according to New York State Building Code requirements to suit a general range of conditions that may be affected by a particular building site or other jobowner contractual agreements. The contractor will be responsible to adapt these plans building on site, as required, provided that such adjustments do not violate the code or alter the structural integrity of the building.
2. No on site inspections will be made by the architect/engineer. The contractor is responsible for the materials and workmanship. Substitutions for materials specified, to be made with permission of the local building department.
3. Contractor to be responsible for compliance with all applicable building/mechanical/electrical and energy conservation codes, state and/or local.
4. Contractor to be responsible to the local building department and their department's interpretation of the building code should it differ from these plans.
5. Contractor to be responsible that brand name windows and doors installed meet New York State Code requirements.
6. The contractor will verify all notes and dimensions before starting construction and be responsible for discrepancies between the actual building and these plans.
7. These plans have been prepared for design and structural reference only. Electrical/mechanical and other building systems if required, are to be done by others.
8. The following drawings are intended to show the general scope of the remodeling and/or addition to the building described.
9. The contractor is to verify all existing conditions including dimensions, framing member sizes, wall construction, roof slopes, etc.
10. The NYC Building Code, National Electric Code, and any other applicable local codes and regulations should be strictly adhered to.

DUE TO UNKNOWN VARIABLES IN REMODELING AND ADDITIONS, SOME CONSTRUCTION DETAILS AND DIMENSIONS MAY NEED TO BE ALTERED ON THE JOB BY THE BUILDER/CONTRACTOR FOR PROPER FIT. VERIFY ALL DIMENSIONS AND ROOF PITCHES BEFORE CONSTRUCTION BEGINS OR ORDERING MATERIALS.

DAVID J. TUCKER ARCHITECT

17 North St. Marcellus, NY 13108

Arctuck@aol.com

McClurg Remodeling and Const. Services

Alterations and Rehabilitation to:
 3-57 North Street Marcellus, NY 13108

PLAN No.: 201502

DATE: 4.24.15

1 OF 3