

SPECIAL PURPOSE PROPERTY FOR SALE

Yori House

114 Elm Street, Cortland,
NY 13045

OFFERING MEMORANDUM



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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

Special Purpose Property For Sale



PROPERTY DESCRIPTION

114 Elm Street offers a 3,395 SF residence on a 0.08-acre rectangular lot in Cortland, NY. Built in 1900, this property blends historic character with a central location, providing convenient access to community amenities and regional connectivity an excellent opportunity for buyers seeking a distinctive property in Cortland County.

PROPERTY HIGHLIGHTS

- 3,395 SF residence situated on a 0.08-acre rectangular lot
- Built in 1900, blending historic character with modern potential
- Central Cortland location offering convenient access to community amenities
- Rectangular lot shape with 42 ft frontage and 83 ft depth
- Distinctive property opportunity within Cortland County's residential market

OFFERING SUMMARY

Sale Price:	\$245,000
Building Size:	3,395 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	426	1,401	4,247
Total Population	772	2,734	9,205
Average HH Income	\$51,377	\$56,156	\$60,638

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LOCATION DESCRIPTION

Located in Cortland, NY, 114 Elm Street sits within Cortland County and offers convenient access to local community amenities.

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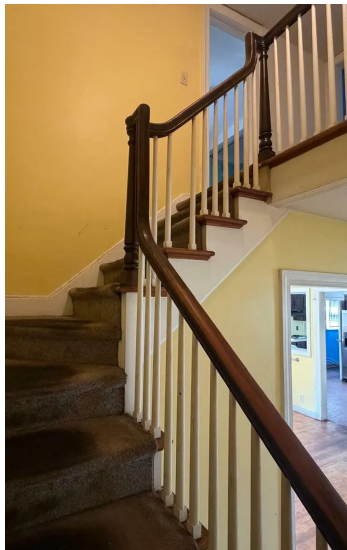
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ADDITIONAL PHOTOS

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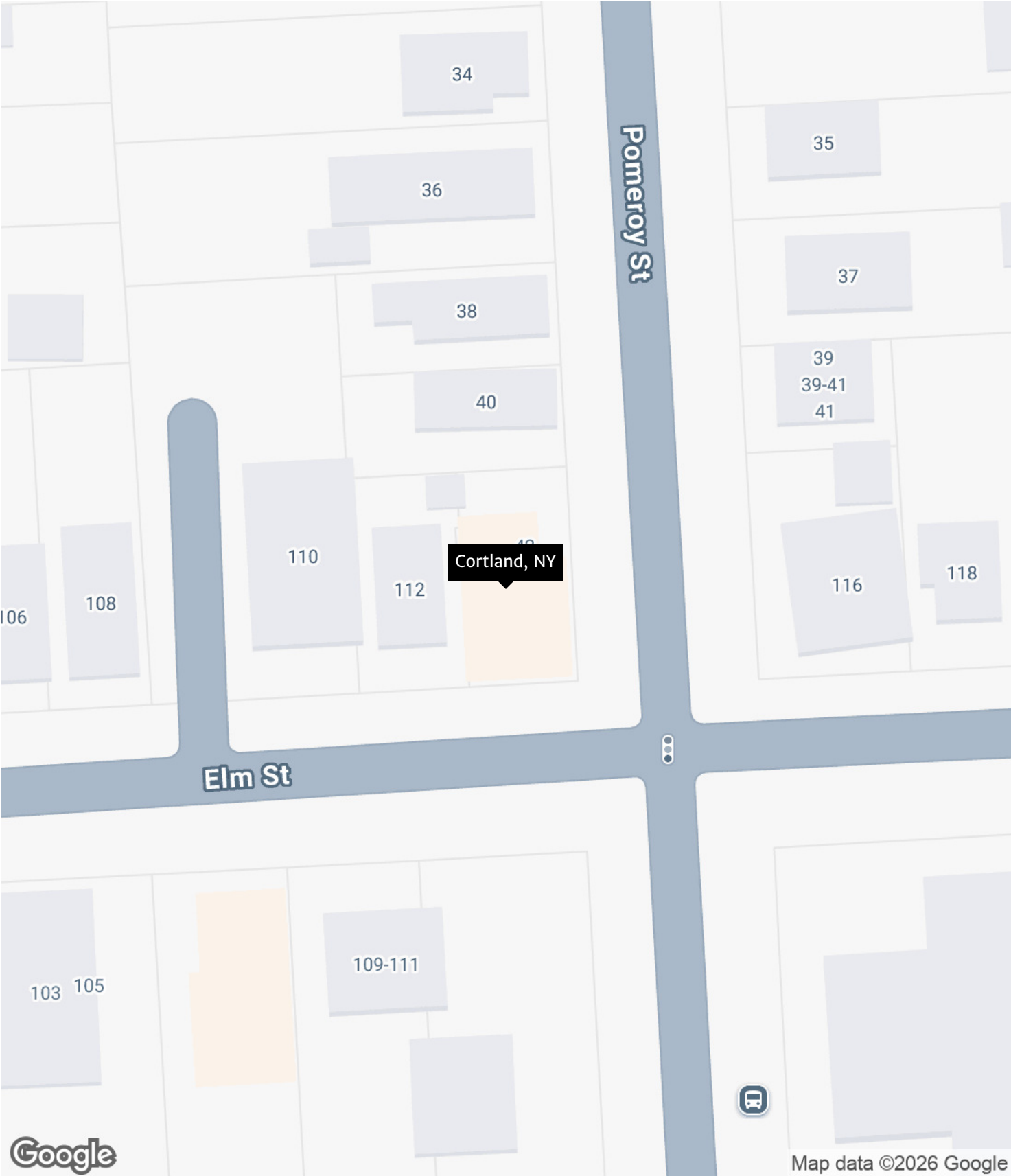
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REGIONAL MAP

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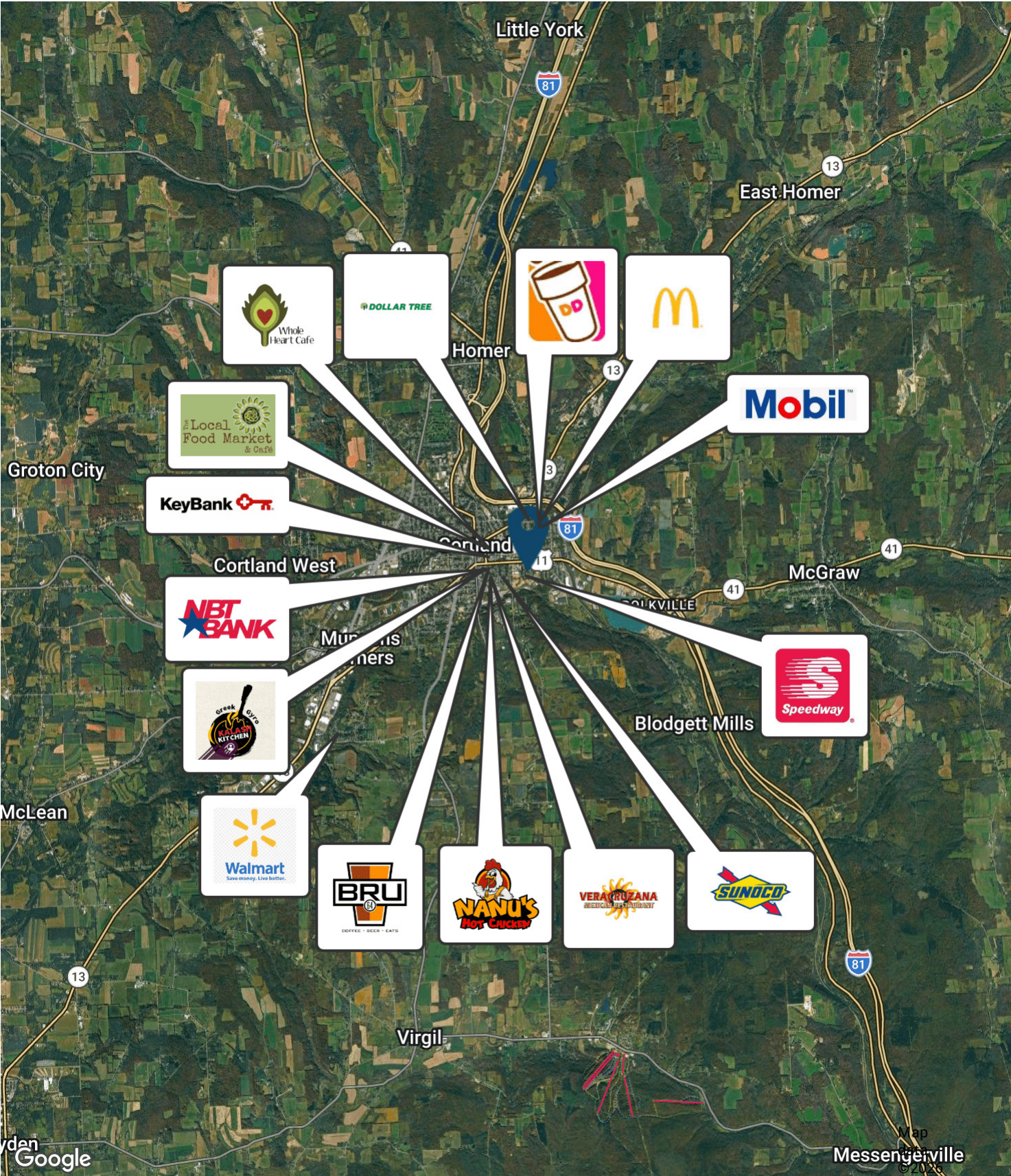
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RETAILER MAP

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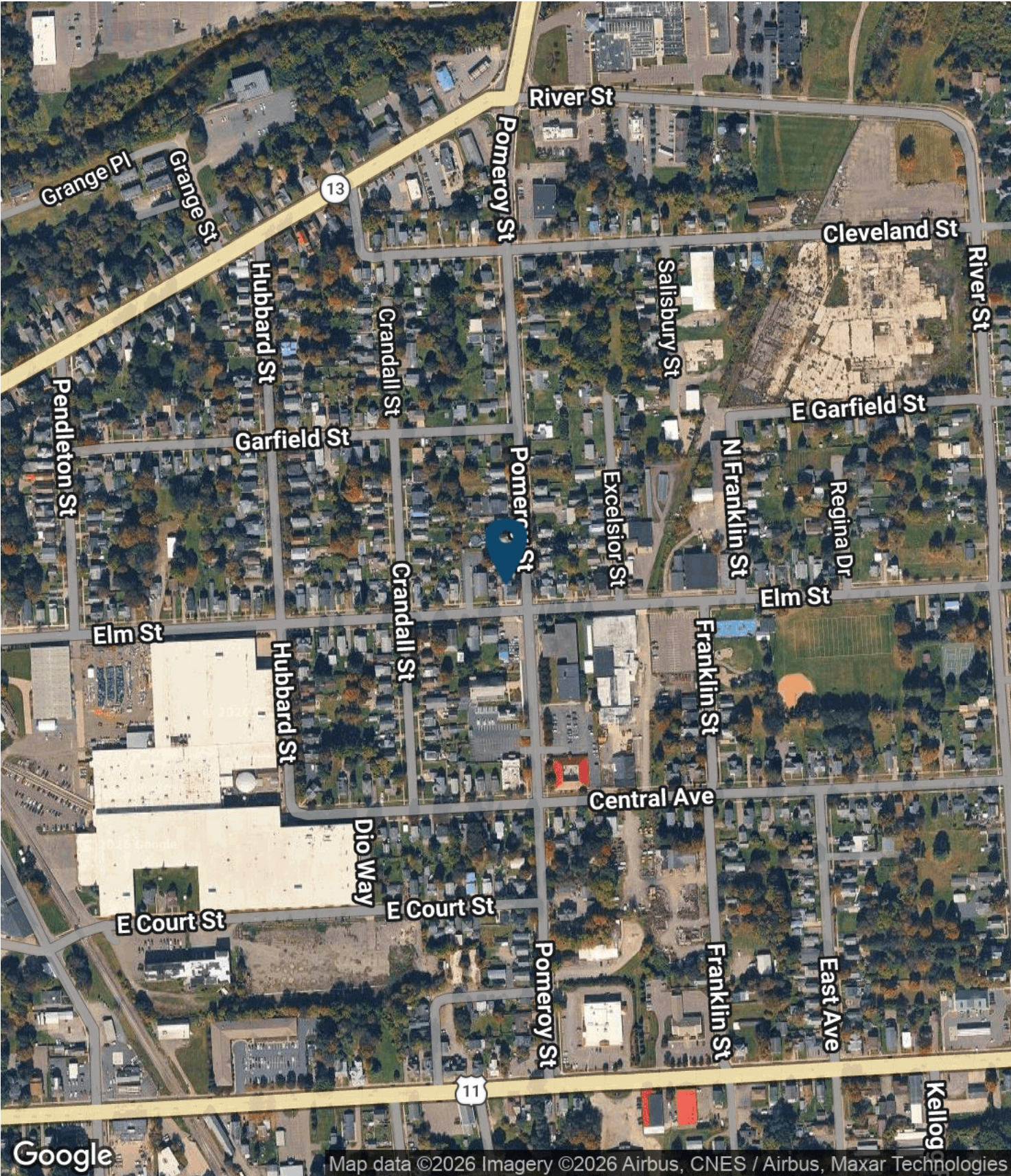
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LOCATION MAP

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Financial Analysis

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FINANCIAL SUMMARY

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INVESTMENT OVERVIEW

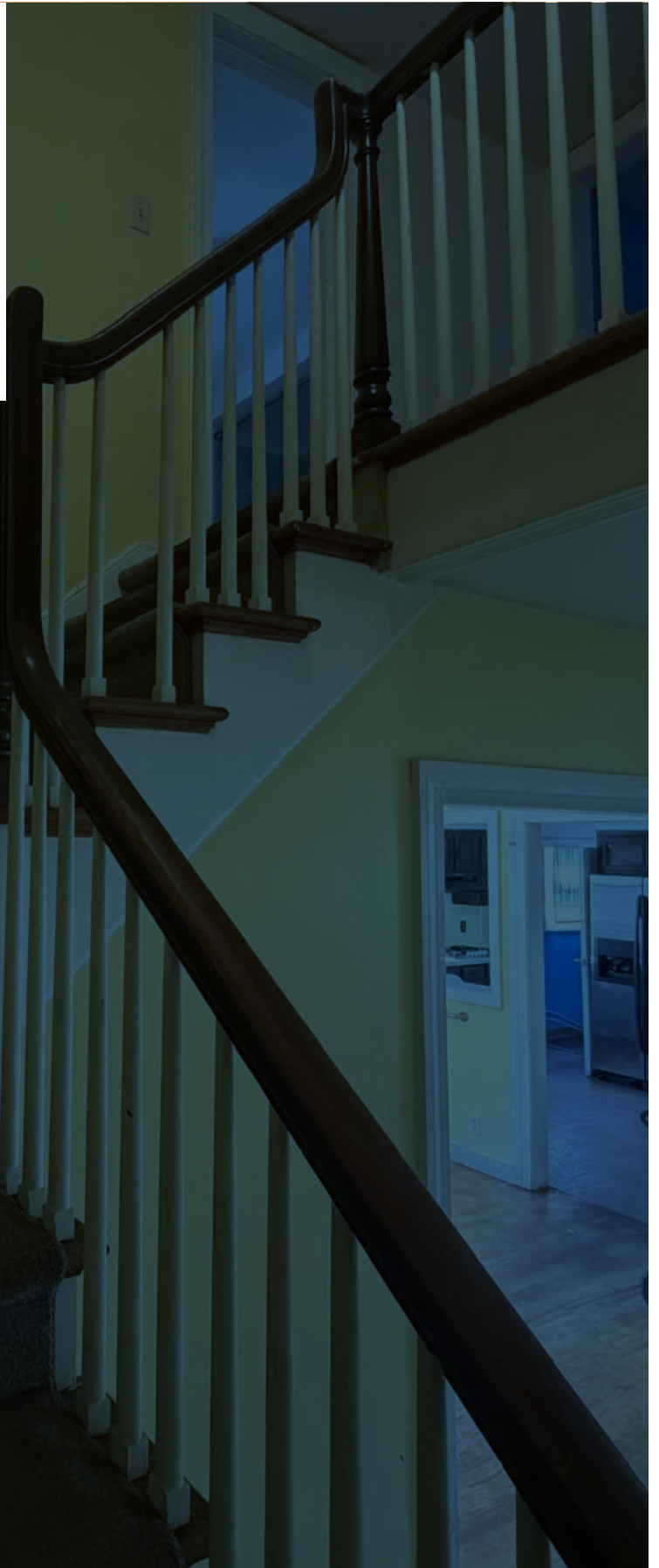
Price	\$245,000
Price per SF	\$72

OPERATING DATA

FINANCING DATA

Demographics

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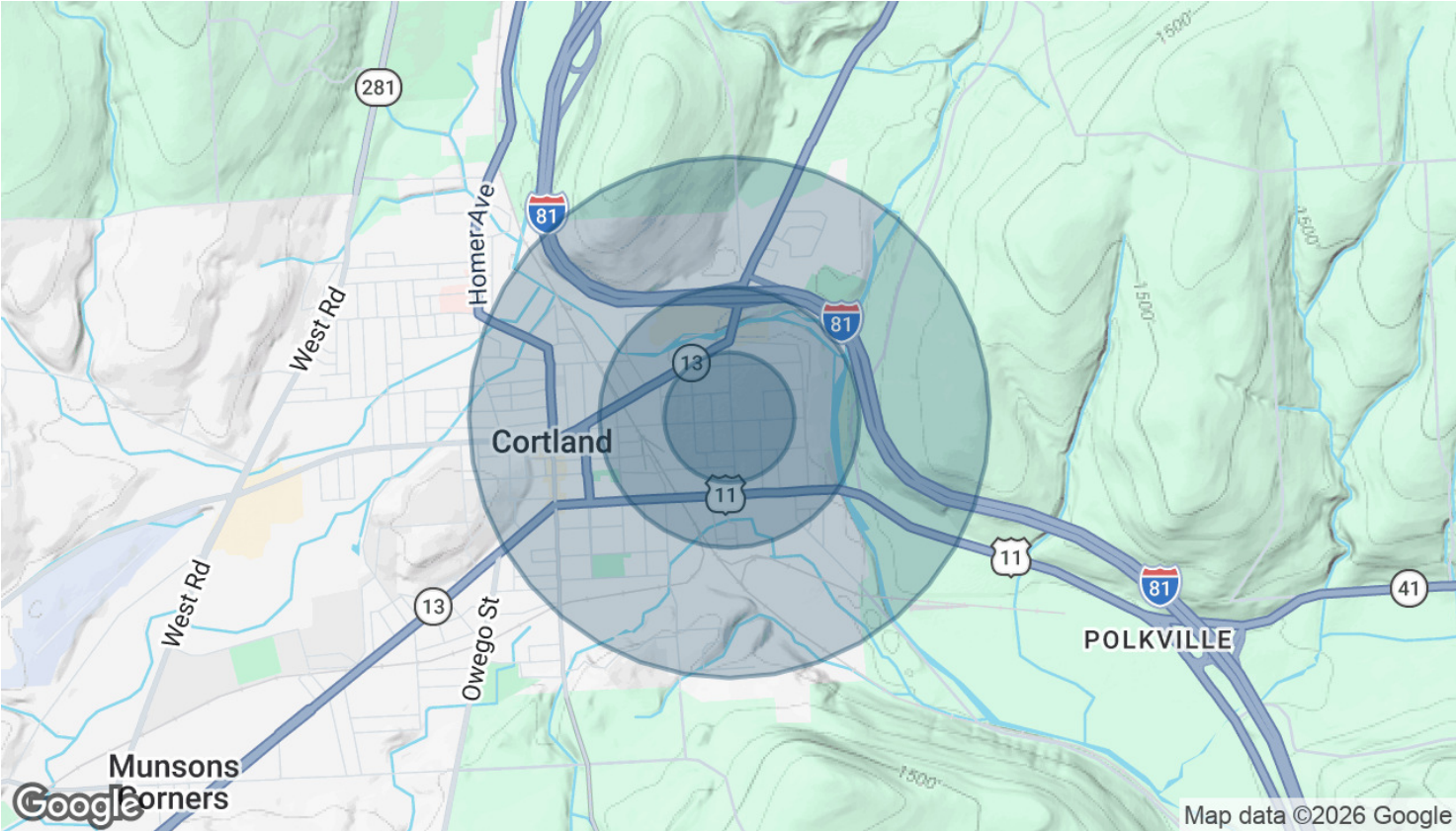
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DEMOGRAPHICS MAP & REPORT

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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	772	2,734	9,205
Average Age	38.7	35.3	31.4
Average Age (Male)	39.9	36.2	32.6
Average Age (Female)	32.5	34.4	31.8

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	426	1,401	4,247
# of Persons per HH	1.8	2.0	2.2
Average HH Income	\$51,377	\$56,156	\$60,638
Average House Value	\$163,050	\$153,444	\$139,467

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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