



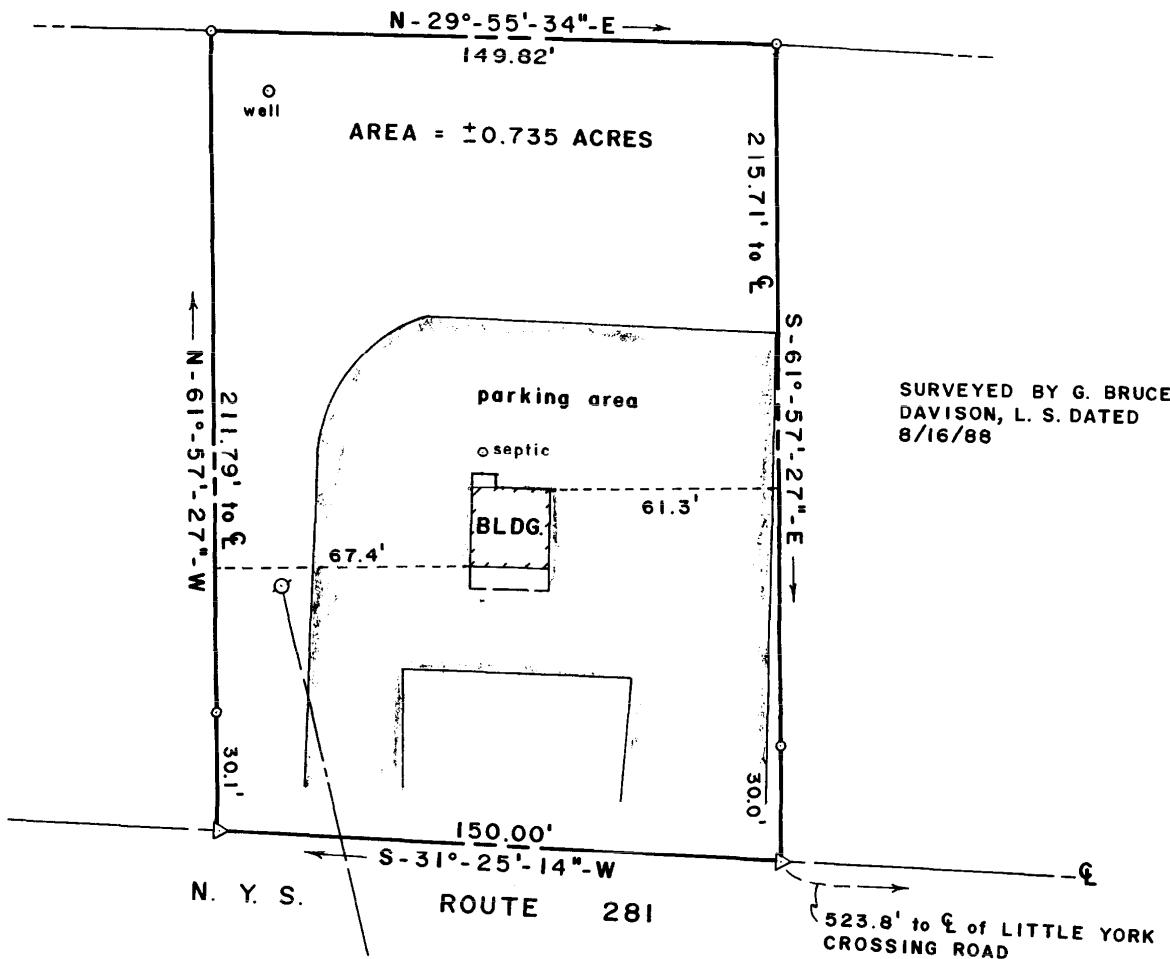
\$299,000

- Established ice cream shop operating since 1989 with loyal customer base.
- 400 sq ft building with ample parking and room to expand.
- Turn-key business with seller training available.
- Prime location on State Route 281 in the hamlet of Little York.
- High visibility and traffic from both locals and visitors.



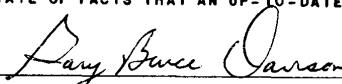
NOTE: BEARINGS REFERENCED FROM G. BRUCE
DAVISON, L. S. SURVEY OF PROPERTY TO
THE NORTHEAST ENTITLED "LANDS OF
RICHARD ANDERSON", DATED 8/16/88.

SCALE: 1" = 40'



- SET 5/8" REBAR W/SURVEY CAP
- △ SURVEY REF. POINT
- OVERHEAD UTILITY & POLE

Warning: It is a violation of Section 7209, Subdivision 2 of the New York State Education Law to alter, in any way, a map bearing the original seal and signature of a licensed professional. Only maps bearing such seal and signature may be considered valid.

SURVEY DATE DEC. 7, 1989	LANDS OF: DONNA ANDERSON	
TAX MAP PARCEL NO. 46-6-9	N. Y. S. ROUTE 281 (MIL. LOT 6)	
DEED REF. BK. 498/PG. 107	(T) HOMER, CORTLAND CO., N. Y.	
DRAWN BY KCP		
REVISIONS 3/24/98 UPDATE	To: Rosemary M. Phillips,	
I HEREBY CERTIFY THAT THIS MAP ACCURATELY REPRESENTS AN ACTUAL SURVEY PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION AND IS SUBJECT TO ANY STATE OF FACTS THAT AN UP-TO-DATE ABSTRACT OF TITLE MAY SHOW.		
		3/24/98
G. BRUCE DAVISON, L. S. 49603 27 NORTH CHURCH STREET CORTLAND, N. Y. 13045 PHONE (607) 753-8015		DATE
		JOB NO. 87095-01



ADVISOR BIO 1



JEFFREY "JEFF" GUIDA

Licensed Associate Real Estate Broker

jguida@yaman.com
Direct: 315.727.9917

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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