


EXCLUSIVE SALE OFFERING: \$299,000

WELL-APPOINTED PROFESSIONAL OFFICE BUILDING SUITABLE FOR MULTIPLE TYPES OF OFFICE USES

Property Highlights:

- Well maintained and nicely landscaped building on edge of Cortland's Business District
- Prior use medical office
- Well suited for insurance; legal; real estate; select medical; and other office and business service uses
- Potential for conversion to multi-family
- Existing office build-outs may minimize required improvements
- Current space plan consists of combo of reception area; exam rooms; private offices; meeting rooms; break room; and multiple bathrooms
- Full (unfinished) basement for storage / flex space
- Ample on-site parking

Property Details:

Tax ID #	86.56-02-01
Year Built	1978
Building Size	3,105 SF
Lot Size	0.44 Acres
On-Site Parking	30+/- Vehicles
Public Utilities	All
Zoning	Commercial

EXCLUSIVE CONTACT

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139-141 Groton Avenue

Aerial



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Interior Photos





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Exterior Photos

