

FOR SALE



1251 & 1257 Trumansburg Rd

Ithaca, NY 14850



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Property Summary

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PROPERTY HIGHLIGHTS

- ±43,901 SF total across two main structures and a freestanding storage building
- ±10.18 Acres of level land with development potential
- 140+ surface parking spaces with room to expand
- Striking 1920 Gothic architecture with strong aesthetic and adaptive reuse potential
- Fully leased 1970-built office/medical building with new lease in progress
- Public utilities: water, sewer, gas, electric, and fiber
- Zoning: Planned Development – supports mixed-use, residential, institutional, or commercial redevelopment

OFFERING SUMMARY

Sale Price:	\$2,500,000
Lot Size:	10.18 Acres
Building Size:	47,101 SF

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Property Details & Highlights

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Discover a rare and architecturally compelling opportunity in the heart of Ithaca. This two-parcel, ± 10.18 -acre site along Trumansburg Road includes $\pm 43,901$ SF across two buildings, anchored by a striking stone-and-slate structure built in 1920. The offering also consists of a 3,200 SF freestanding storage building and over 140 surface parking spaces, with room to expand.

The centerpiece building at 1251 Trumansburg Rd showcases timeless craftsmanship, gothic architectural details, and commanding curb appeal. With its arched stone entryways, dormered windows, and ivy-draped façade, the building offers an inspiring backdrop for repositioning into residential, institutional, or creative office uses. Four legal apartments are included in the layout, and the upper floors have historically housed educational and exhibit uses.

The 1257 Trumansburg Rd structure, built in 1970, includes $\pm 23,920$ SF of fully leased medical/office space, currently occupied by a long-term user. A new lease is in the process of being finalized, offering a stable income stream for investors or developers during a phased redevelopment approach.

Zoned Planned Development, the site supports a wide range of uses—from residential or institutional campuses to mixed-use expansions. Additional acreage offers a unique opportunity for future ground-up development, supported by favorable topography and existing infrastructure.



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Location Description

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LOCATION DESCRIPTION

Situated along Trumansburg Road (State Route 96), the property benefits from excellent regional connectivity just minutes north of downtown Ithaca and Cornell University. This corridor serves as a key connector between Ithaca's urban core and the Trumansburg/Town of Ulysses region, capturing steady commuter, institutional, and residential traffic.

- * The site is located in the Town of Ithaca and sits approximately:
- * 3.5 miles from Ithaca Commons & Downtown Ithaca
- * 4 miles to Cornell University and Ithaca College
- * 10 miles to Trumansburg and Taughannock Falls State Park
- * 7.5 miles to Ithaca Tompkins International Airport

This area combines the convenience of proximity to higher education, medical centers, and downtown amenities, with the flexibility of a Planned Development Zone that supports innovative mixed-use opportunities. Public transit serves the area, and the visibility and frontage along Trumansburg Rd make this an ideal candidate for repositioning to meet the area's growing need for housing, healthcare, or institutional expansion.

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Location Map

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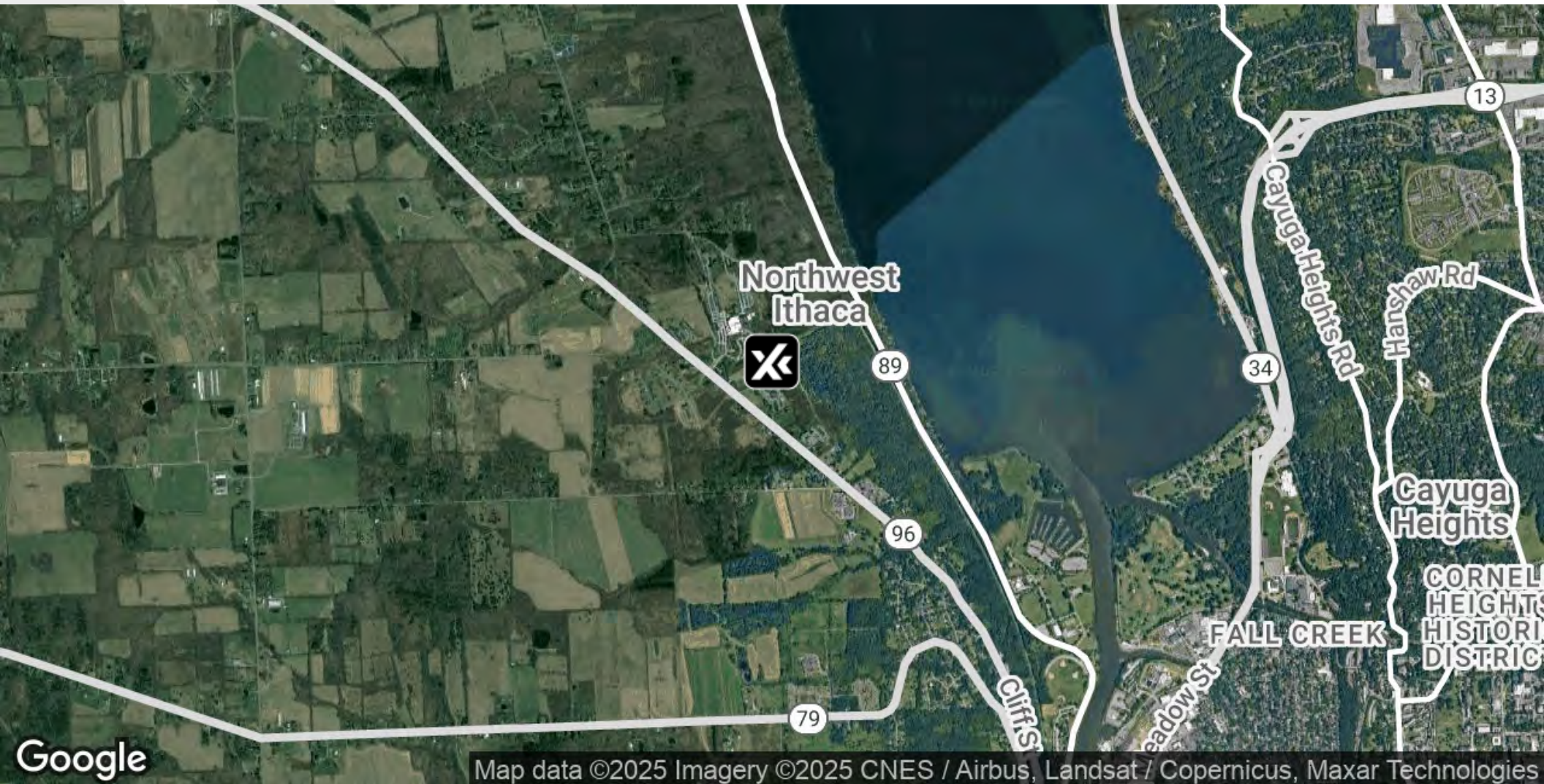


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Aerial Map

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Additional Photos

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Area Analytics

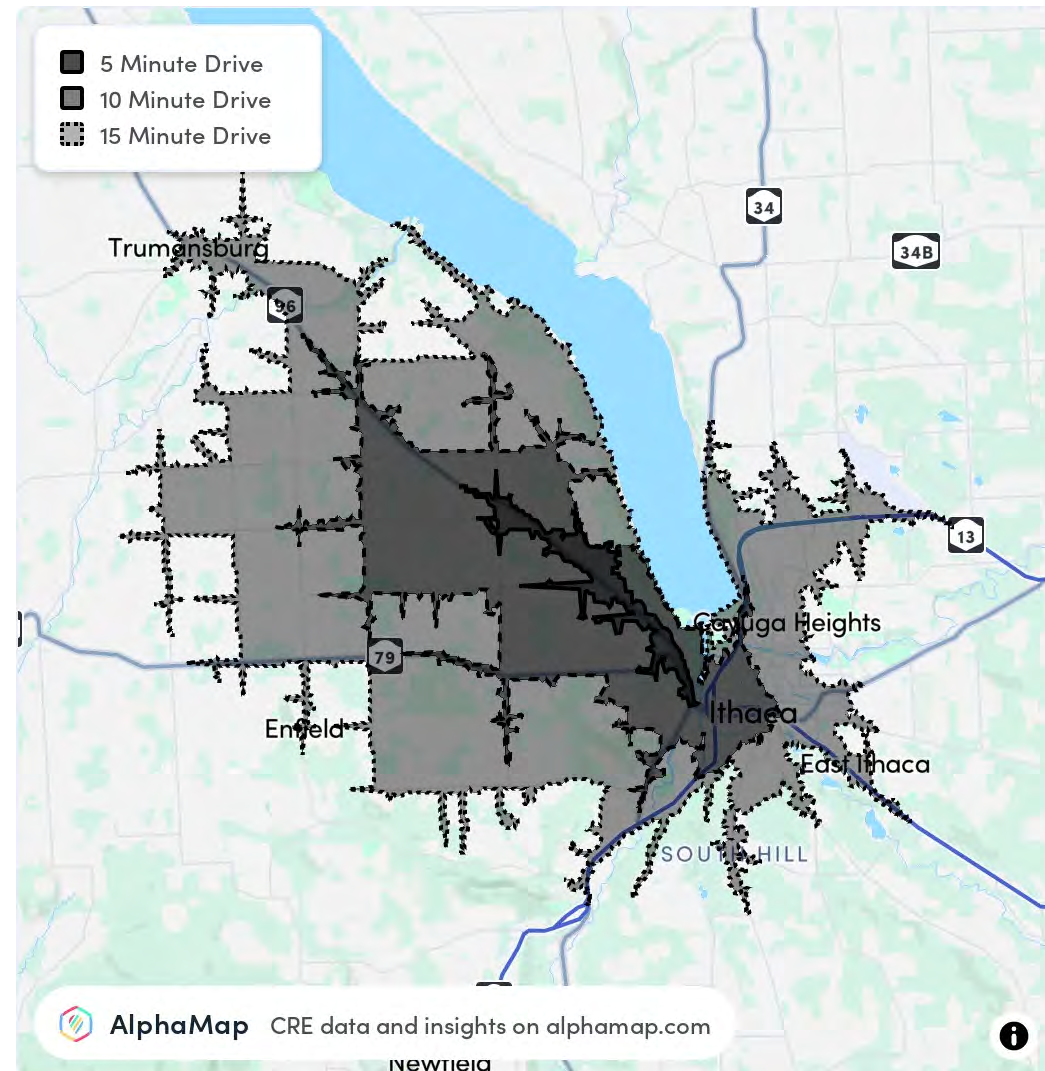
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POPULATION	5 MINUTES	10 MINUTES	15 MINUTES
Total Population	1,549	17,980	53,904
Average Age	47	38	35
Average Age (Male)	43	37	34
Average Age (Female)	49	39	36

HOUSEHOLD & INCOME	5 MINUTES	10 MINUTES	15 MINUTES
Total Households	703	8,898	21,147
Persons per HH	2.2	2	2.5
Average HH Income	\$111,491	\$84,939	\$99,415
Average House Value	\$362,765	\$406,621	\$459,361
Per Capita Income	\$50,677	\$42,469	\$39,766

Map and demographics data derived from AlphaMap



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Meet the Team

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