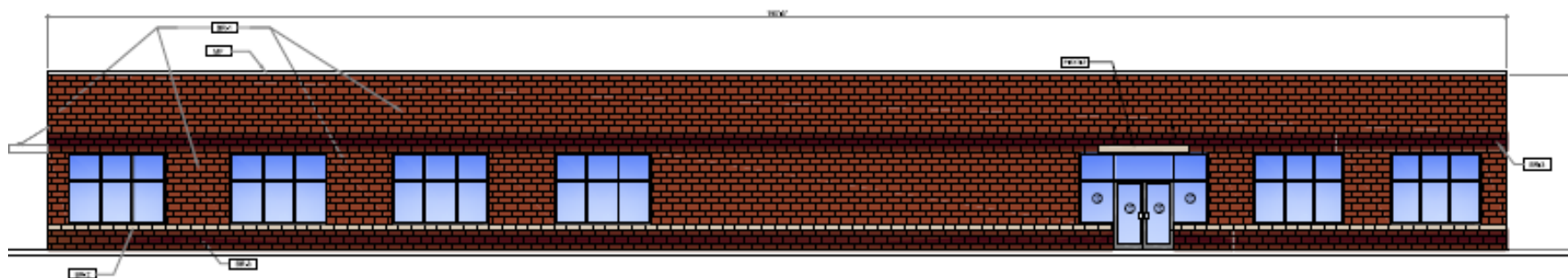




Great Dane Properties, LLC

Commercial Real Estate Sales, Leasing, Management & Development

For Sale \$299,000
Retail/Restaurant/Bank
Development Opportunity
79 North Street, Dryden, NY 13053



North Elevation

- 5,700sf Leasable Space with Drive-Thru option
- Complete with a Separate Right-out Curb Cut
- Build-to-Suit with Vanilla Box Delivery
- Great Visibility/Exposure on Route 13 & 38

- High Traffic Counts 13,954 AADT
- Midpoint between Ithaca and Cortland, NY
- Close proximity to TC3, Cortland State, Cornell University and Ithaca College

Joseph M. Draghi

Licensed Real Estate Broker

Licensed in New York, New Hampshire, Connecticut,
Massachusetts, Vermont & Florida

607-838-3263 – jdraghi@greatdaneproperties.com

Karina K. Draghi

Licensed Real Estate Broker

Licensed in
New York & Florida

607-838-3463 – karina@greatdaneproperties.com

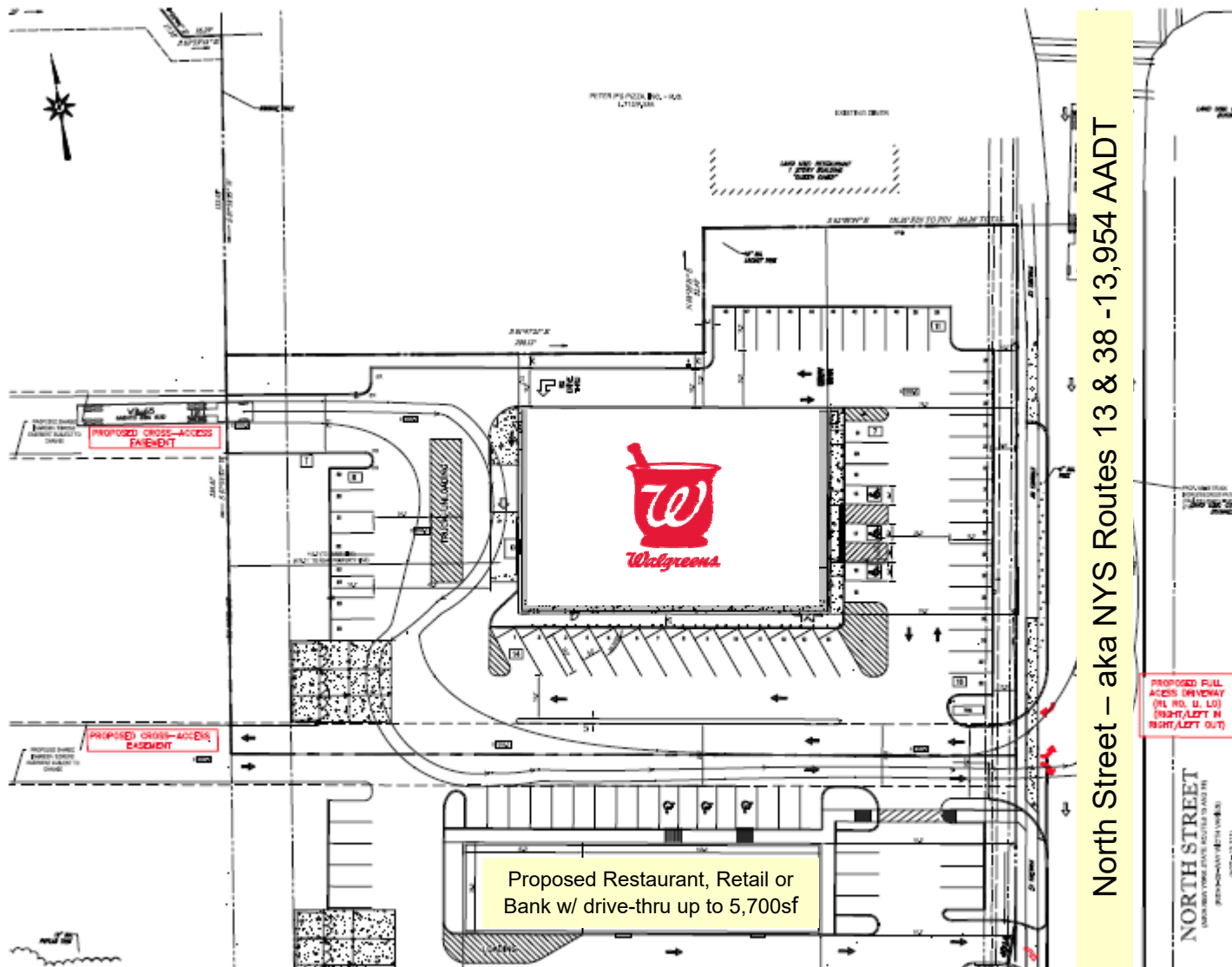
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North Street – aka NYS Routes 13 & 38 -13,954 AADT

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