



**CUSHMAN &
WAKEFIELD**



**Pyramid Brokerage
Company**

**218 Applegate Road
Ithaca, NY 14850**



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EXCLUSIVE SALE OFFERING

TRANSFORMATIONAL DEVELOPMENT OPPORTUNITY GREATER ITHACA AREA

EXCLUSIVE CONTACT

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Property Highlights:

Exceptional 141+/- acres in a picturesque setting

Iconic Hillendale Golf Course

Within short drive of City of Ithaca; and Cornell University & Ithaca College Campuses

Potential to continue to operate as a golf course or incorporate golf into a re-development for range or complimentary mix of uses --

- Event Venue - weddings; community events; corporate retreats or private celebrations
- Hospitality - cabins; glamping; cottages; or boutique hotel
- Residential - clustered cottages; townhomes; or short or long-term rental housing

Offering Consists Of:

- 18-hole golf course with driving range & putting greens
- Turnkey restaurant with fully equipped commercial kitchen
- Full-service Pro Shop
- Multi-purpose Banquet / Event Center
- Private owner's suite
- Short term rental (STR) property
- Plenty of excess land for additional development.

ASK LISTING AGENT FOR COMPLETE OFFERING DETAILS

Property Details	
Tax ID #'s:	3.-3-10; 3.-1-6.3 3.-1-10; 3.-1-8.21
Municipality:	Town of Enfield
Total Parcel:	141+/- Acres
Total of Building's:	13,969 SF
Zoning:	Commercial



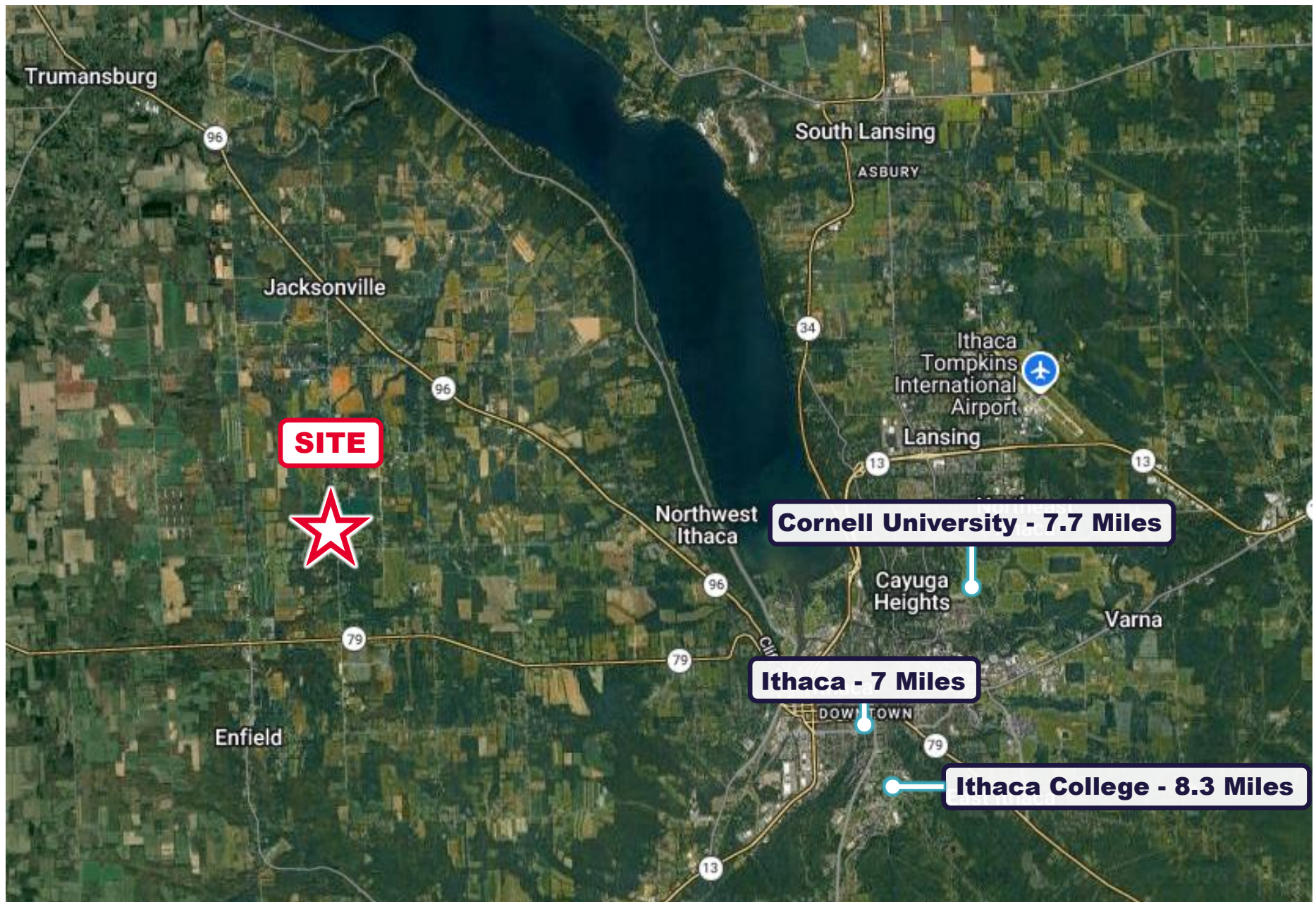


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Area Map



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Exterior Photos





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Photos



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