

**FOR SALE**

**1143 Elmira Road  
Newfield, NY**



## Property Highlights

### \* 3,636SF Single Story, Multi-Purpose Building

- Year built/Renovated – 1985/2023
- Currently finished as full bar with seating/retail area
- Seats up to 50+ inside
- Beautiful outdoor seating area overlooking wooded lot
- Flex area with high ceilings and overhead door
- Small office area & restroom
- Security System
- Public water
- Ample room for expansion

### \* 4,000SF Metal Pole Barn

- Year Built/Renovated – 2020/2023
- Fully insulated
- 18' clear height with concrete floor
- 10'x10' ground level overhead door
- New 200 Amp electric service & lighting
- Security System
- Unheated, but potential to add

- 1.97+/- Acres
- Ample on-site parking
- Situated just outside the City of Ithaca (appx. 5 miles)
- High visibility, heavily trafficked site on NYS Route 13
- Business FF&E may be available separately
- 16,377 AADT



**GREATER ITHACA AREA**

**RETAIL / BUSINESS SERVICE / FLEX OPPORTUNITY**

## Contact

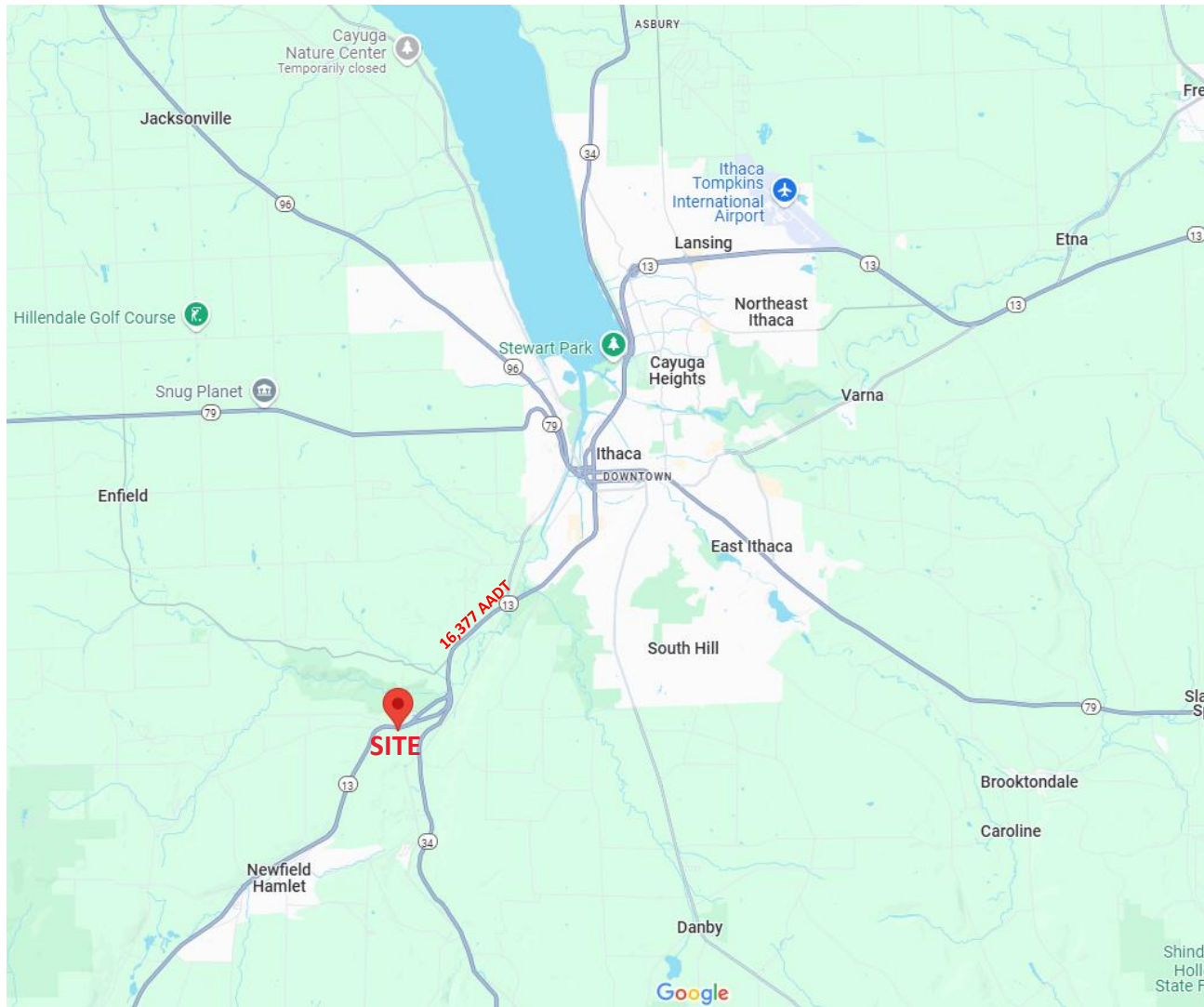
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Nearby to two New York State Parks



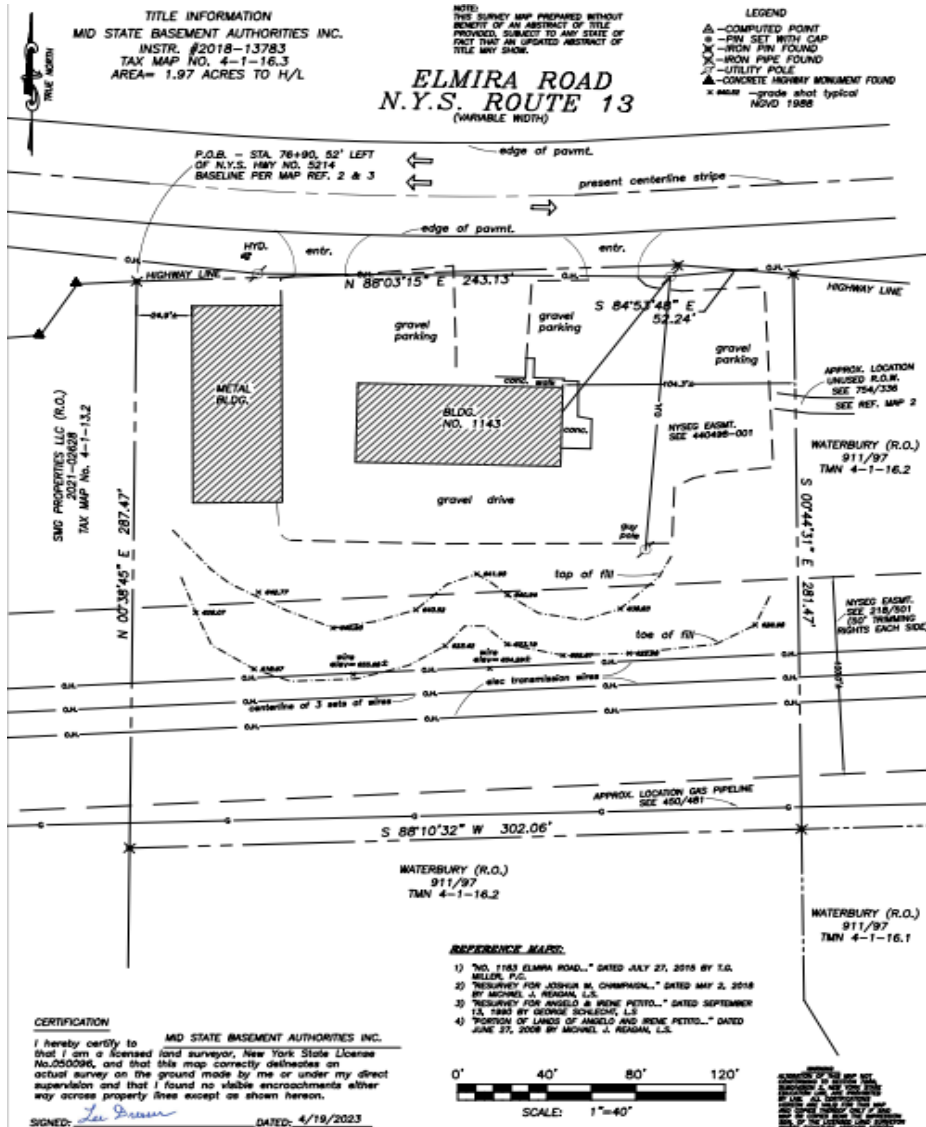
Buttermilk Falls

Demographics	5 Miles	10 Miles	15 Miles
Population	32,185	82,876	111,116
Households	13,555	33,299	45,655
Average H.H. Income	\$109,437	\$122,922	\$120,562
Source: ESRI 2024			



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**1143 Elmira Road | Newfield, New York**  
**Retail Building Exterior**





**FOR SALE**

**1143 Elmira Road | Newfield, New York**  
**Retail Building - Interior**





**FOR SALE**

# 1143 Elmira Road | Newfield, New York Warehouse Building

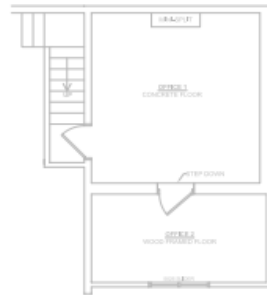


FOR SALE

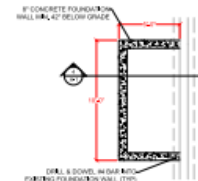
1143 Elmira Road | Newfield, New York



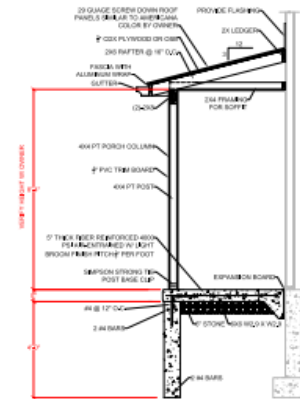
## Retail Building: Renovated Space Plan



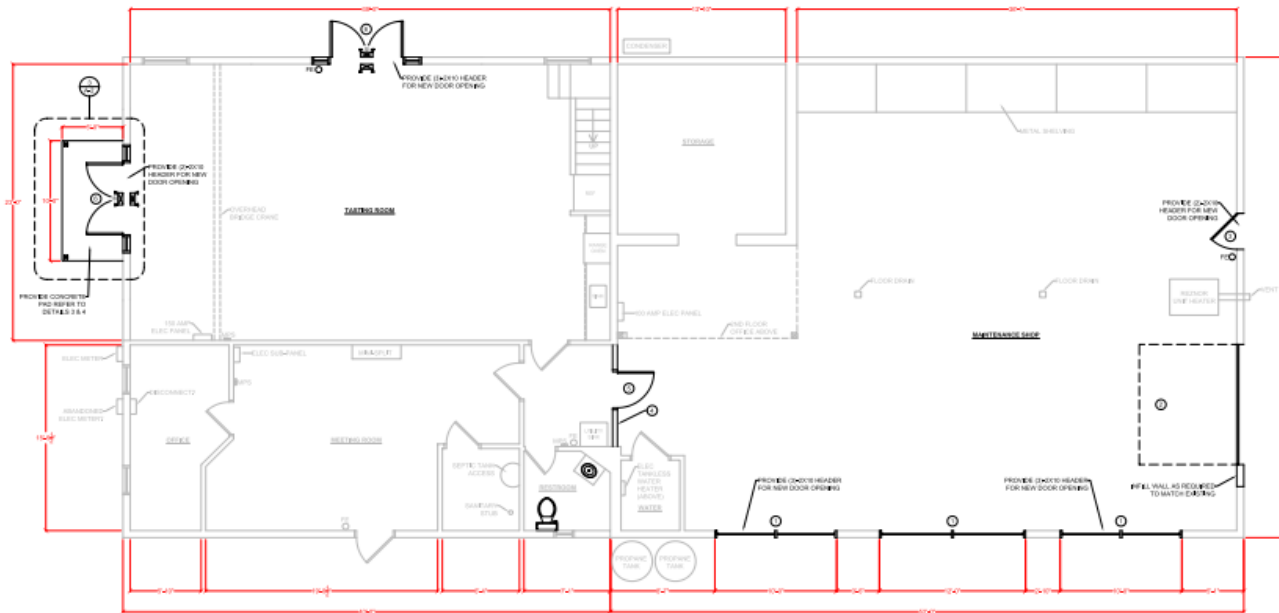
② SECOND FLOOR NEW WORK PLAN  
Scale: 1/4" = 1'-0"



③ CANOPY FOUNDATION PLAN  
Scale: 1/4" = 1'-0"



④ CANOPY SECTION  
Scale: 1/2" = 1'-0"



① FIRST FLOOR NEW WORK PLAN  
Scale: 1/4" = 1'-0"

### NEW WORK KEYNOTES:

1. PROVIDE NEW 2'x6'x8' BRICK PIERCE WINDOW BY FINCHES SADDLE, BRICK, WELL-INSULATED WINDOW WITH TWO STUDS, 1/2" TYP. FACED INSULATION, AND REINFORCED TO MATCH EXISTING.
2. INSTALL SALICATED 2000 DOOR.
3. PROVIDE NEW PARTITION W/ 2x6 STUDS @ 16" O.C. W/ 1/2" DRYWALL, 1/2" GYPSUM.
4. PROVIDE NEW 2000 HOLLOW METAL DOOR AND FRAME W/ 1/2" x 2" 1/2" 1/2" TYP. TYPED GLASS, CONCRETE, UNFINISHED, AND CLOSURE, VERIFY SPACING AND LOCATION BY OWNER.
5. PROVIDE NEW 2000 HOLLOW METAL DOOR AND FRAME W/ 1/2" x 2" 1/2" 1/2" TYP. TYPED GLASS, CONCRETE, UNFINISHED, AND CLOSURE, VERIFY SPACING AND LOCATION BY OWNER. DOORS TO BE 2000 HOLLOW METAL DOORS.

### ABBREVIATIONS:

- EXHAUST FAN
- SMOKE DETECTOR
- SMOKE & CARBON MONOXIDE DETECTOR
- HEAT DETECTOR
- WIRE DETECTOR
- WIRE ALARM MANUAL PULL STATION
- EMERGENCY LIGHT W/ BATTERY BACKUP



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BUILDING RENOVATIONS:  
FINGER LAKES DISTILLING  
1143 ELMIRA ROAD  
NEWFIELD, NY 14867

DATE	01/20/23
BY	WV
DATE	APRIL 24, 2024
BY	AS NOTED
DATE	APRIL 24, 2024
BY	AS NOTED
DATE	APRIL 24, 2024
BY	AS NOTED

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1143 Elmira Road | Newfield, New York

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