



Real Estate Services

Ithaca - Hancock Street Office
710 Hancock Street
Ithaca, NY 14850
607.257.0800
howardhanna.com

1274 Dryden Rd

Ithaca, NY



Offered at: \$675,000

Versatile mixed-use commercial property with excellent visibility on one of Ithaca's busiest corridors. Located just 2.8 miles from Cornell University between NY Route 13 and NY Route 366, the site benefits from traffic counts exceeding 20,000 vehicles per day. Previously operated as a nursery and greenhouse, the property includes approximately 2,400 SF of retail/workshop space, a 600 SF one-bedroom apartment, 4,500 SF warehouse, and roughly 4,000 SF of greenhouse structures. The existing layout offers flexibility for owner-operators, investors, or redevelopment opportunities. Mixed-use commercial zoning allows for a wide variety of potential uses including housing, mixed-use commercial, restaurant or brewery concepts, garden center, retail, workshop space, community or event venue, and more. Excellent access, strong visibility, and proximity to Cornell University make this a unique opportunity in the Ithaca market.

1274 Dryden Road

Cornell University

Route 366

Route 13



Investment Highlights

- 2.63 Acre Development Site
- Mixed-Use Commercial Zoning
- Approximately 11,500 SF Existing Improvements
- Located 2.8 Miles from Cornell University
- High visibility along Route 366 and Route 13 corridor- 20,000+ DOT Count Per Day
- Existing Retail + Warehouse + Greenhouse infrastructure
- Significant redevelopment potential

Retail Space – approximately 3000 SF

Warehouse – approximately 4,500 SF

Greenhouses – approximately 3,600 SF

Residential Apartment – approximately 600 SF

Existing Improvements

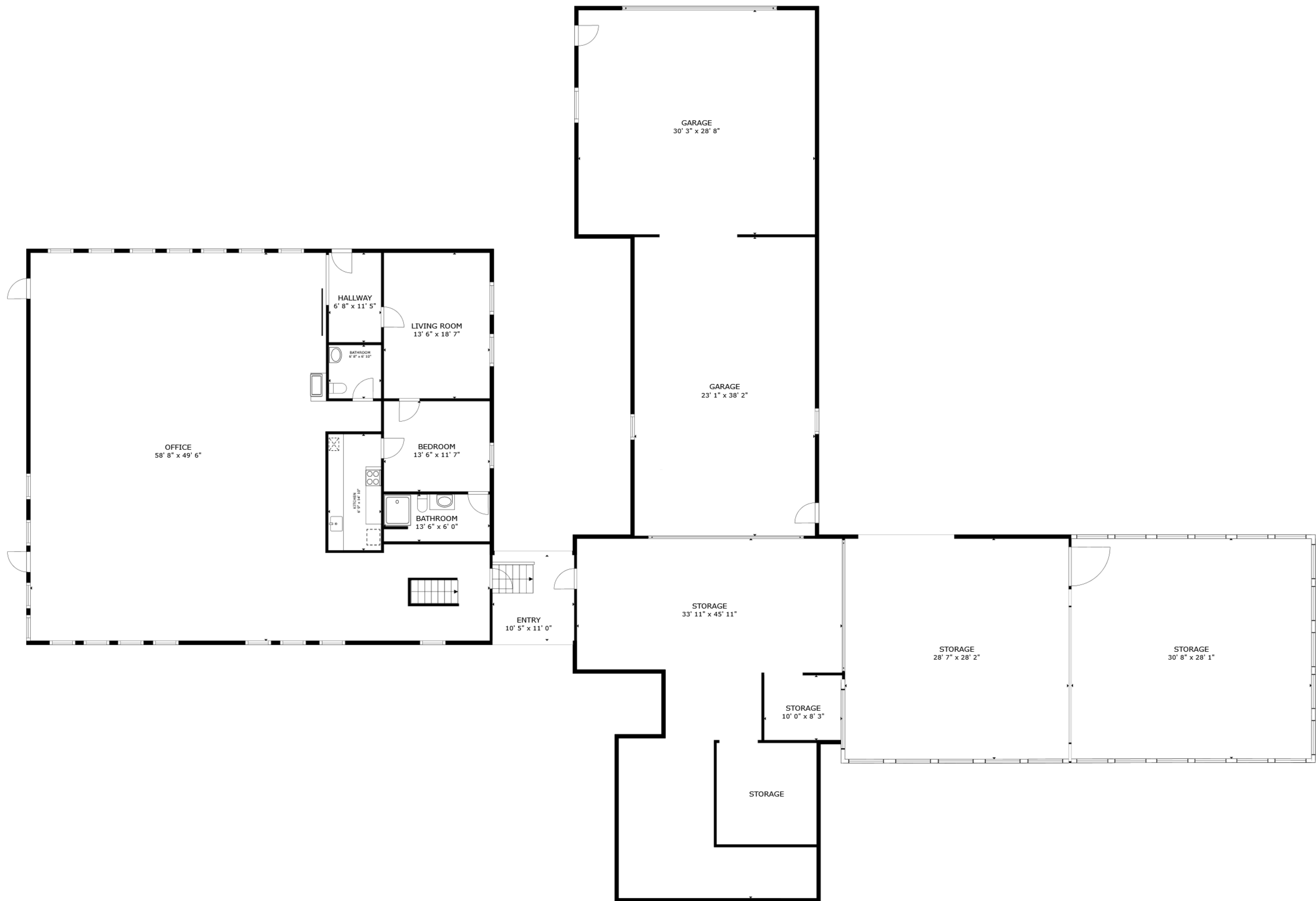
The property was historically operated as a greenhouse and nursery business and includes multiple structures supporting a wide range of commercial uses.

The retail building provides customer-facing commercial space ideal for garden center retail, farm markets, or specialty retail.

The workshop and warehouse structure provides flexible production and storage space suitable for fabrication, contractor operations, or light industrial uses.

The greenhouse facilities offer significant infrastructure for horticultural production or agricultural retail.





FLOOR PLAN

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



One Bedroom Apartment

The current configuration includes a one bedroom apartment which offers immediate cashflow or an opportunity for an owner operator to utilize for their own purposes.



Strong Demand

Given the proximity to Cornell University and the world renowned Veterinary School the property lends itself well to mixed residential and commercial uses.





Development Opportunity

With more than two and a half acres of land and flexible zoning, the property offers multiple redevelopment opportunities.

Potential concepts include:

- Residential townhome development
- Mixed-use commercial campus
- Garden center or farm market
- Restaurant or brewery destination
- Community event venue

The property's proximity to Cornell University and the Ithaca market provides strong underlying demand for both residential and commercial uses.

Allowable Uses- Town of Dryden

Use Table [Amended 3-17-2016 by L.L. No. 1-2016; 2-16-2017 by L.L. No. 3-2017; 11-19-2020 by L.L. No. 4-2020]						
Uses	NR Neighborhood Residential	RR Rural Residential	RA Rural Agricultural	CV Conservation	MC Mixed-Use Commercial	LIO, LIO-A Light Industrial/ Office
Agricultural use	P	P	P	P	P	P
Farmstand	P	P	P	P	P	P
Adult use (see § 270-13.2)	X	X	X	X	X	SUP only permitted in LIO-A
Agriculture-related enterprise	X	SUP	P	P	P	SUP
Artist studio/craft workshop	X	P	P	P	P	P
Automotive repair garage (see § 270-13.10)	X	SUP	SUP	SUP	SUP	SUP
Automotive sales	X	X	X	X	SUP	SUP
Automotive salvage and junkyards	X	X	SUP	SUP	SUP	SUP
Automotive towing service (see § 270-13.6)	X	X	SUP	X	SUP	SUP
Bed-and breakfast establishment	X	P	P	P	P	SUP
Boarding house	X	SUP	SUP	X	X	X
Campground	X	SUP	SUP	SUP	X	X
Car wash	X	P	P	P	SUP	P
Contractor's yard	X	SUP	SUP	P	P	P
Day-care center, child	X	SUP	SUP	X	P	P
Drive-through facility (see § 270-13.9)	X	X	X	X	SUP	SUP
Gasoline station	X	X	X	X	SUP	SUP
General office building	X	X	X	X	P	P
Hotel/motel	X	X	X	X	P	SUP
Industry, light	X	X	X	X	P	P
Industry/manufacturing (see § 270-13.3)	X	X	X	X	SUP	SUP

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Uses	NR Neighborhood Residential	RR Rural Residential	RA Rural Agricultural	CV Conservation	MC Mixed-Use Commercial	LIO, LIO-A Light Industrial/ Office
Inn	X	SUP	SUP	SUP	P	X
Kennel (see § 270-13.8)	X	SUP	SUP	SUP	SUP	X
Large-scale retail development	X	SUP	X	X	SUP	SUP
Mining (see § 270-13.4)	X	X	SUP; see § 270-13.4 for restrictions	SUP; see § 270-13.4 for restrictions	X	SUP; see § 270-13.4 for restrictions
Nursery/greenhouse, retail	X	SUP	P	SUP	P	X
Professional office	X	SUP	P	SUP	P	P
Restaurant	X	SUP	SUP	X	P	SUP
Retail business	X	X	SUP	X	P	P
Retail shopping centers/plazas	X	X	X	X	SUP	X
Retreat or conference center	X	SUP	SUP	SUP	SUP	X
Self-storage	X	X	X	X	SUP	SUP
Service business	X	SUP	SUP	X	P	P
Short-term rental	P	P	P	P	P	P
Theater	X	X	X	X	P	P
Warehouse	X	X	X	X	SUP	P
Bed-and-breakfast home	P	P	P	SUP	P	X
Congregate care facility	X	P	P	P	P	X
Day-care home, family	P	P	P	P	P	X
Day-care home, family group	P	P	P	P	P	X
Dwelling, accessory unit (see § 270-13.11)	P as per § 270-13.11	P as per § 270-13.11	P as per § 270-13.11	P as per § 270-13.11	P as per § 270-13.11	X

Use Table [Amended 3-17-2016 by L.L. No. 1-2016; 2-16-2017 by L.L. No. 3-2017; 11-19-2020 by L.L. No. 4-2020]						
Uses	NR Neighborhood Residential	RR Rural Residential	RA Rural Agricultural	CV Conservation	MC Mixed-Use Commercial	LIO, LIO- A Light Industrial/ Office
Dwelling, multifamily	X	See § 270-6.7	See § 270-6.7	X	SUP	X
Dwelling, single-family	See § 270-6.8	See § 270-6.7	See § 270-6.7	See § 270-6.8	P	X
Dwelling, two-family	X	See § 270-6.7	See § 270-6.7	See § 270-6.8	P	X
Dwelling, upper-floor apartment(s)	X	X	X	X	SUP	X
Elder cottage see § 270-13.5	See § 270-13.5	See § 270-13.5	See § 270-13.5	See § 270-13.5	See § 270-13.5	X
Home Occupation: Level 1	P	P	P	P	P	X
Home Occupation: Level 2	X	SUP	SUP	SUP	SUP	X
Manufactured home	X	P	P	P	SUP	X
Manufactured home park	X	SUP only with municipal water and sewer	SUP only with municipal water and sewer	X	SUP only with municipal water and sewer	X
Mobile home	X	X	X	X	X	X
Senior housing, family	SUP	SUP	SUP	SUP	SUP	X
Senior care facility	X	SUP	SUP	X	SUP	X
Solar energy systems	See § 270-13.12	See § 270-13.12	See § 270-13.12	See § 270-13.12	See § 270-13.12	See § 270-13.12
Workshop/garage, noncommercial	P	P	P	P	P	P
Cemetery	X	P	P	P	P	P
Educational use	X	SUP	SUP	SUP	SUP	X
Library	X	SUP	X	X	SUP	X
Lodge or club	X	SUP	SUP	SUP	P	X
Municipal use	P	P	P	P	P	P
Public safety use	X	SUP	SUP	SUP	SUP	SUP
Public utility	X	SUP	SUP	SUP	SUP	SUP

Use Table						
[Amended 3-17-2016 by L.L. No. 1-2016; 2-16-2017 by L.L. No. 3-2017; 11-19-2020 by L.L. No. 4-2020]						
Uses	NR Neighborhood Residential	RR Rural Residential	RA Rural Agricultural	CV Conservation	MC Mixed-Use Commercial	LIO, LIO- A Light Industrial/ Office
Religious institution	SUP	SUP	SUP	SUP	SUP	SUP
Recreation, active	X	SUP	SUP	SUP	SUP	SUP
Recreation, passive	P	P	P	P	P	P
Recreation facility, amusement	X	X	SUP	X	SUP	SUP
Recreational facility, athletic	X	SUP	SUP	SUP	SUP	SUP
Recreational facility, motorized	X	X	SUP	SUP	X	X
Any accessory building or use determined by the Planning Department or Zoning Board of Appeals to be customarily incidental to a permitted use, including detached garages and sheds	PA	PA	PA	PA	PA	PA
Accessory recreational uses, such as swimming pools and sports courts, provided that they are in compliance with the setback requirements for the principal use	PA	PA	PA	PA	PA	PA
Off-street parking facilities	PA	PA	PA	PA	PA	PA

§ 270-5.3 **Prohibited uses.**

A.

Prohibition against the exploration for or extraction of natural gas and/or petroleum. No land in the Town shall be used: to conduct any exploration for natural gas and/or petroleum; to drill any well for natural gas and/or petroleum; to transfer, store, process or treat natural gas and/or petroleum; or to dispose of natural gas and/or

petroleum exploration or production wastes; or to erect any derrick, building, or other structure; or to place any machinery or equipment for any such purposes.

B.

Prohibition against the storage, treatment and disposal of natural gas and/or petroleum exploration and production materials. No land in the Town shall be used for: the storage, transfer, treatment and/or disposal of natural gas and/or petroleum exploration and production materials.

C.

Prohibition against the storage, treatment and disposal of natural gas and/or petroleum exploration and production wastes. No land in the Town shall be used for: the storage, transfer, treatment and/or disposal of natural gas and/or petroleum exploration and production wastes.

D.

Prohibition against natural gas and/or petroleum support activities. No land in the Town shall be used for natural gas and/or petroleum support activities.

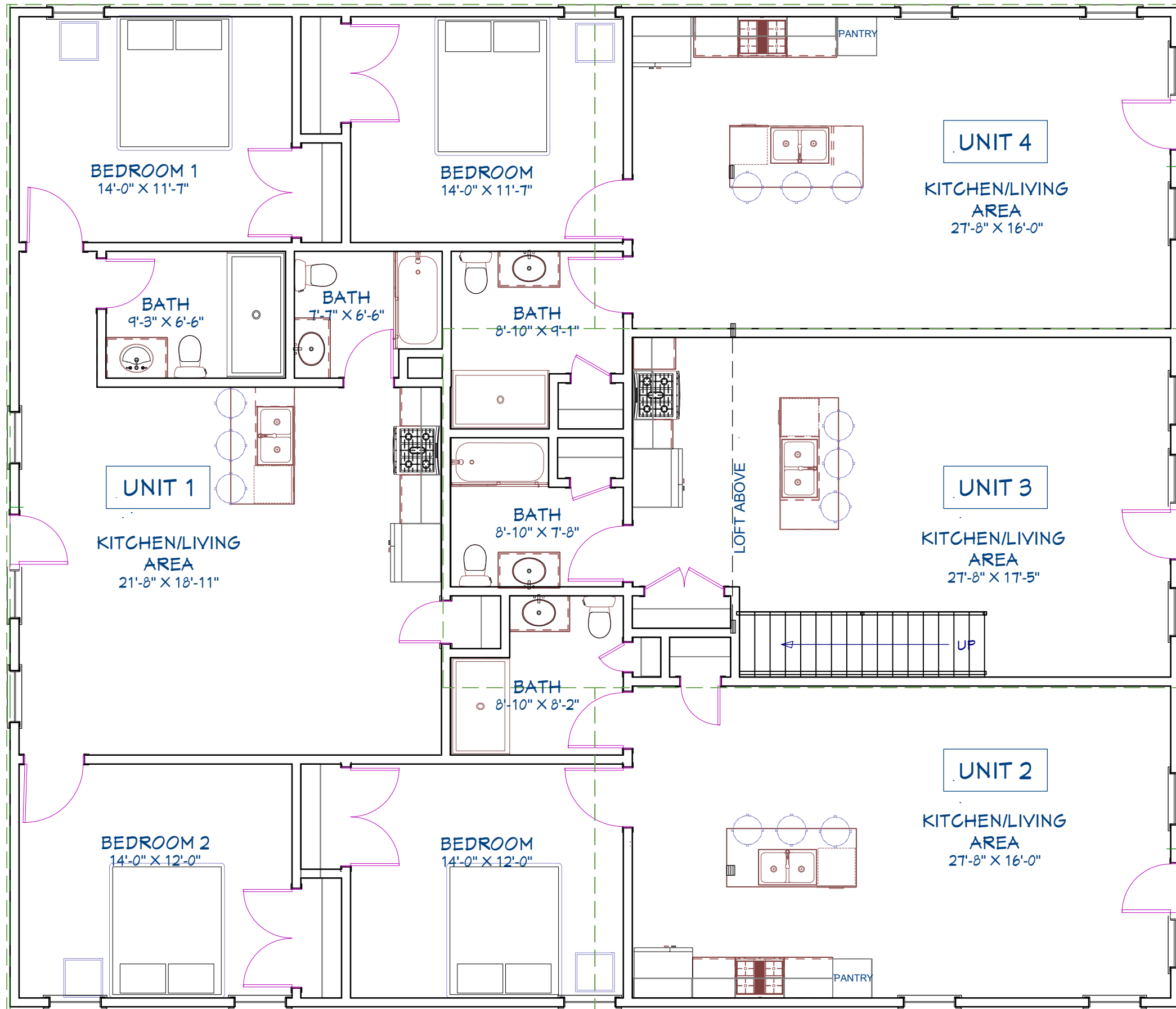
Former Site Plan for Mixed-Use Redevelopment



1 SITE PLAN
1" = 20'-0"
1' = 40' at 50% reduced scale (11" x 17")

REVISIONS		
Δ	DESCRIPTION	DATE
Project #	2018043	
Date	2/26/19	
SCHEMATIC DESIGN		
SITE PLAN		
L101		
1" = 20'-0"		

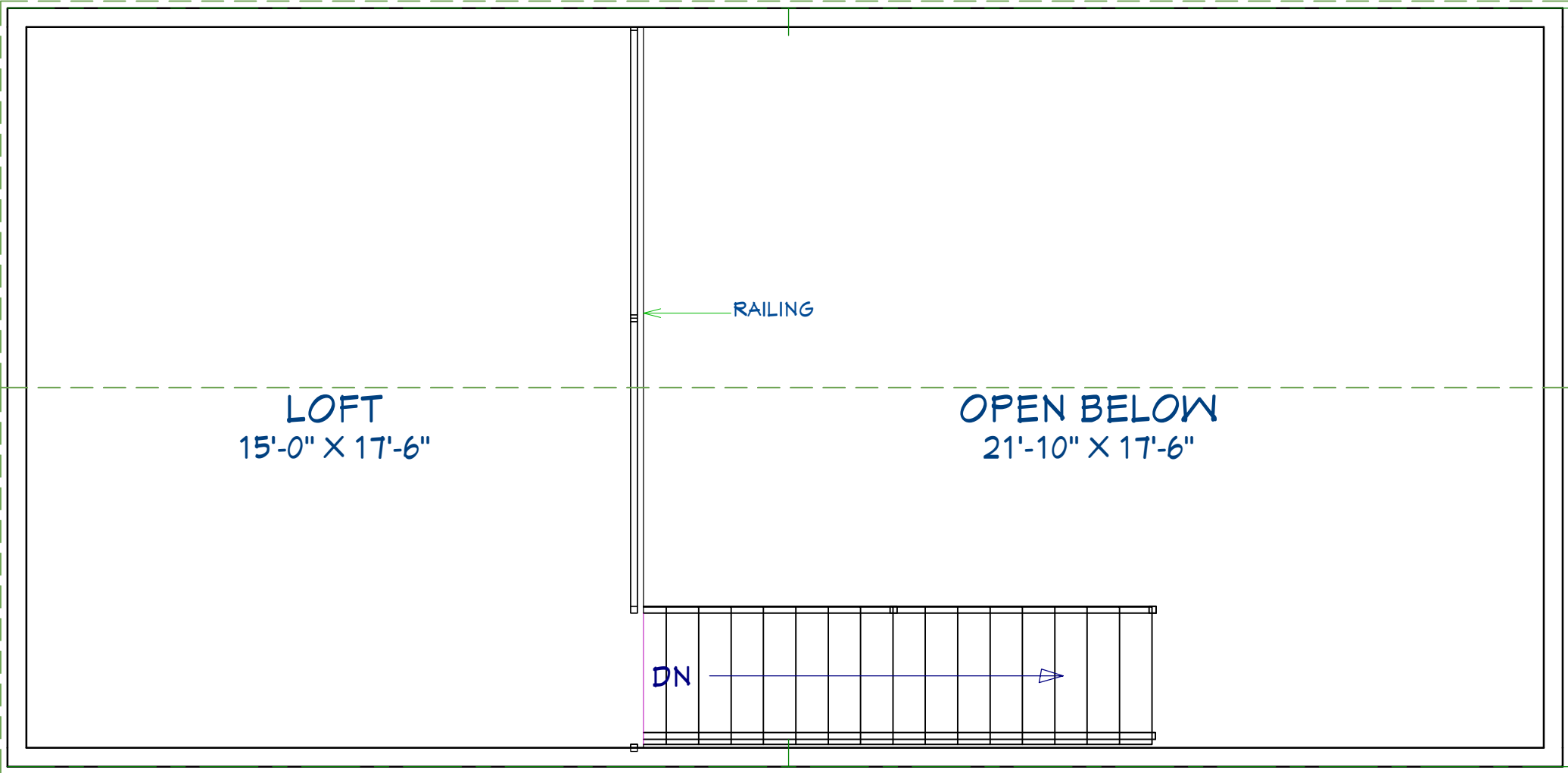
Sketch Plan For Apartment Conversion



1274 DRYDEN ROAD
GARDEN PLACE
TOWN OF DRYDEN

UNITS 1 - 4

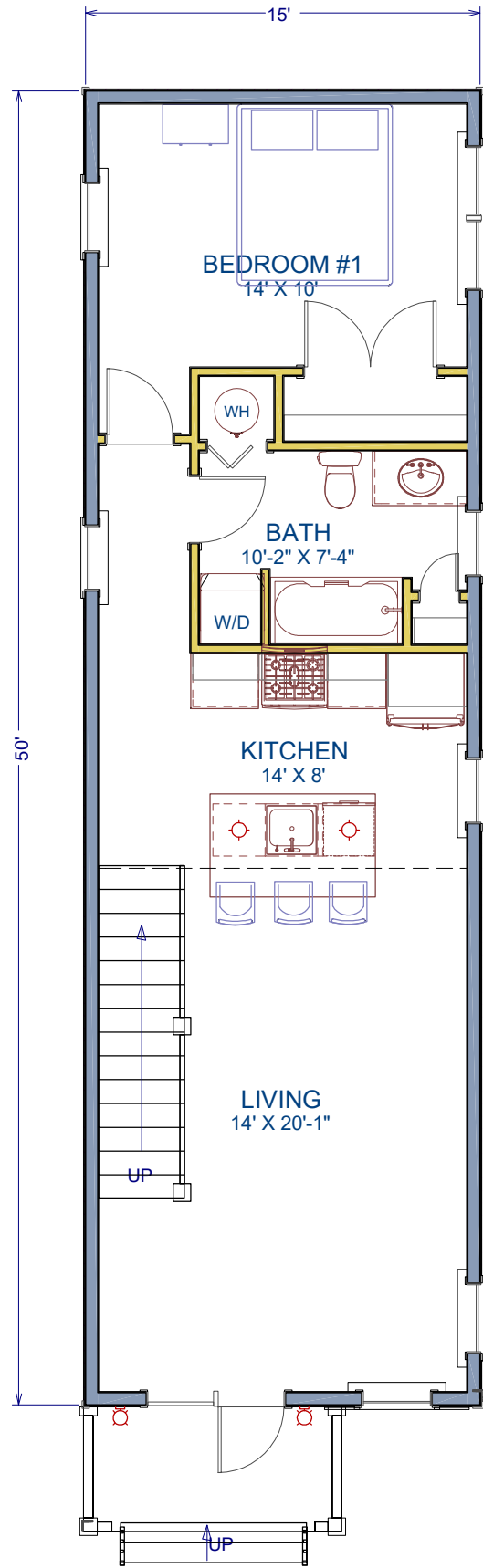
DATE
01/20/2025
SCALE
AS SHOWN
DRAWN
VALLEY DESIGN
SHEET
A-1



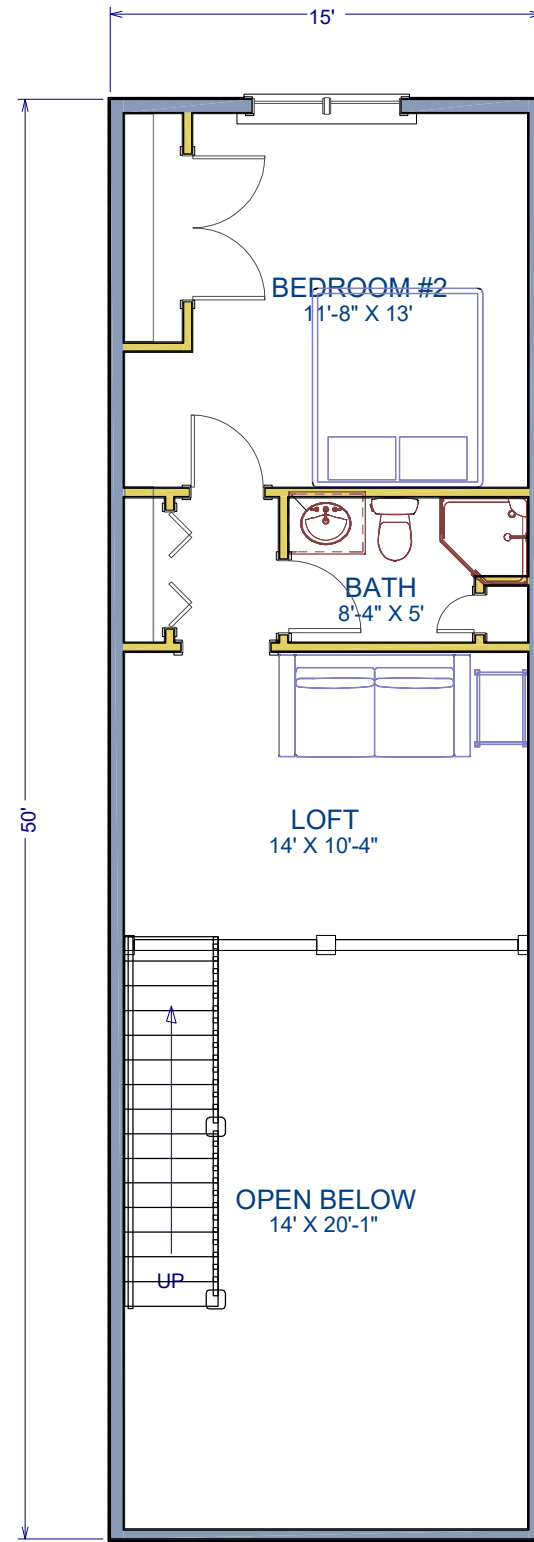
LOFT PLAN - UNIT 3



1 274 DRYDEN ROAD
GARDEN PLACE
TOWN OF DRYDEN
UNIT 3 LOFT



FIRST FLOOR PLAN



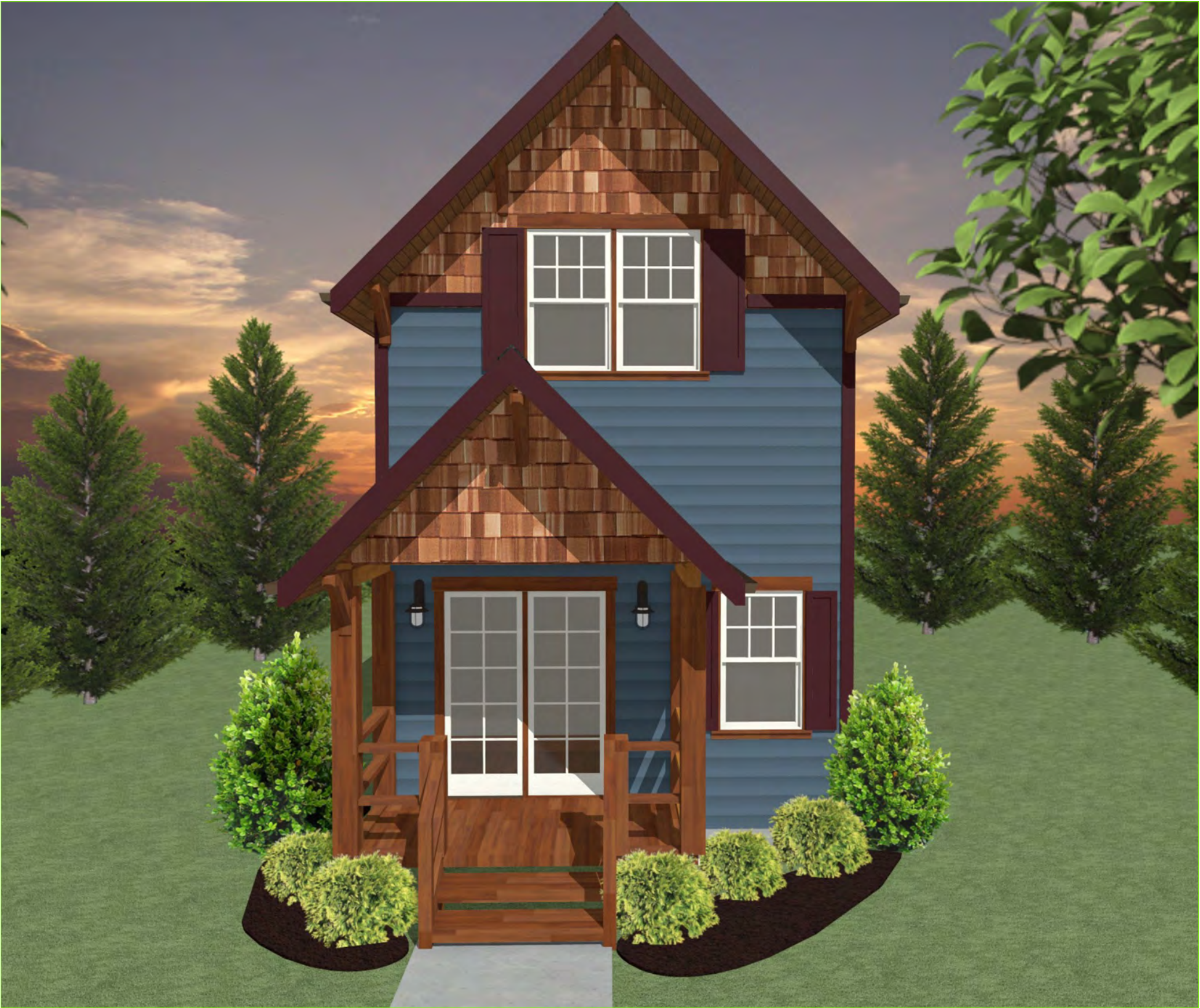
SECOND FLOOR PLAN



1 274 DRYDEN ROAD
GARDEN PLACE
TOWN OF DRYDEN
UNIT 5

DATE
01/20/2025
SCALE
AS SHOWN
DRAWN
VALLEY DESIGN
SHEET
A-3

Proposed Tiny Home for Site



1 274 DRYDEN ROAD
GARDEN PLACE
TOWN OF DRYDEN
UNIT 5

DATE
01/20/2025
SCALE
AS SHOWN
DRAWN
VALLEY DESIGN
SHEET



1 274 DRYDEN ROAD
GARDEN PLACE
TOWN OF DRYDEN
UNIT 5

DATE
01/20/2025
SCALE
AS SHOWN
DRAWN
VALLEY DESIGN
SHEET



1274 DRYDEN ROAD
GARDEN PLACE
TOWN OF DRYDEN
UNIT 5

DATE
01/20/2025
SCALE
AS SHOWN
DRAWN
VALLEY DESIGN
SHEET

CERTIFICATION

I hereby certify to
that I am a licensed land surveyor, New York State License No. 050597, and that this
map correctly delineates an actual survey on the ground made by me or under my direct
supervision; and that I found no visible encroachments either way across property lines
except as shown hereon.

SIGNED: _____ DATED: _____

LIANG-WEN LIU
MEI-GING LIU
YU PO LIU
WAYNE CHEN
MAZZA AND MAZZA

REFERENCE MAPS

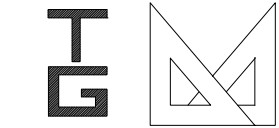
- 1.) ENTITLED "LANDS OF LYLE HALL" BY DONALD MCKEE &
MILTON GREENE, DATED 12/12/66 LAST REVISED 8/15/67
- 2.) ENTITLED "LANDS OF RWD INC." BY K.A. BAKER, L.S.
DATED 7/3/1982.
- 3.) ENTITLED "LANDS OF JACK ROSCOE" BY MILTON GREENE,
DATED 8/7/87 LAST REVISED 8/18/1987.

CORNELL UNIVERSITY (R.O.)
652/478

"INCLUDE ANY RIGHT, TITLE OR INTEREST
TO CENTERLINE ROAD EXCEPTING AND
RESERVING ALL EXISTING PUBLIC
HIGHWAY AND UTILITY R.O.W'S"

PIN FOUND
2.25' NLY
OF COR.

WARNING
ALTERATION OF THIS MAP NOT
CONFORMING TO SECTION 7209,
SUBDIVISION 2, NEW YORK STATE
EDUCATION LAW, ARE PROHIBITED
BY LAW. ALL CERTIFICATIONS
HEREON ARE VALID FOR THIS MAP
AND COPIES THEREOF ONLY IF SAID
MAP OR COPIES BEAR THE IMPRESSION
SEAL OF THE LICENSED LAND SURVEYOR
WHOSE SIGNATURE APPEARS HEREON.



T. G. MILLER P.C.

ENGINEERS AND SURVEYORS
203 NORTH AURORA STREET
ITHACA, NEW YORK 14850
TEL (607) 272-6477

TITLE:

SURVEY MAP

NO. 1274 DRYDEN ROAD

TOWN OF DRYDEN, TOMPKINS COUNTY, NEW YORK

DATE:
12/22/2004

S04851/S06011

SCALE:
1"=60'

LEGEND

- EXISTING IRON PIPE
EXISTING IRON PIN
CALCULATED POINT
UTILITY POLE

PER REF. MAP 1.

N

MOORE (R.O.)
905/82

RUSHLOW (R.O.)
487693-004
TAX MAP PARCEL No. 52-1-4.10

FORMER 40' R.O.W.
SEE 486/80
NOW 20' R.O.W.
SEE 630/235

MOORE(R.O.)
477292-001

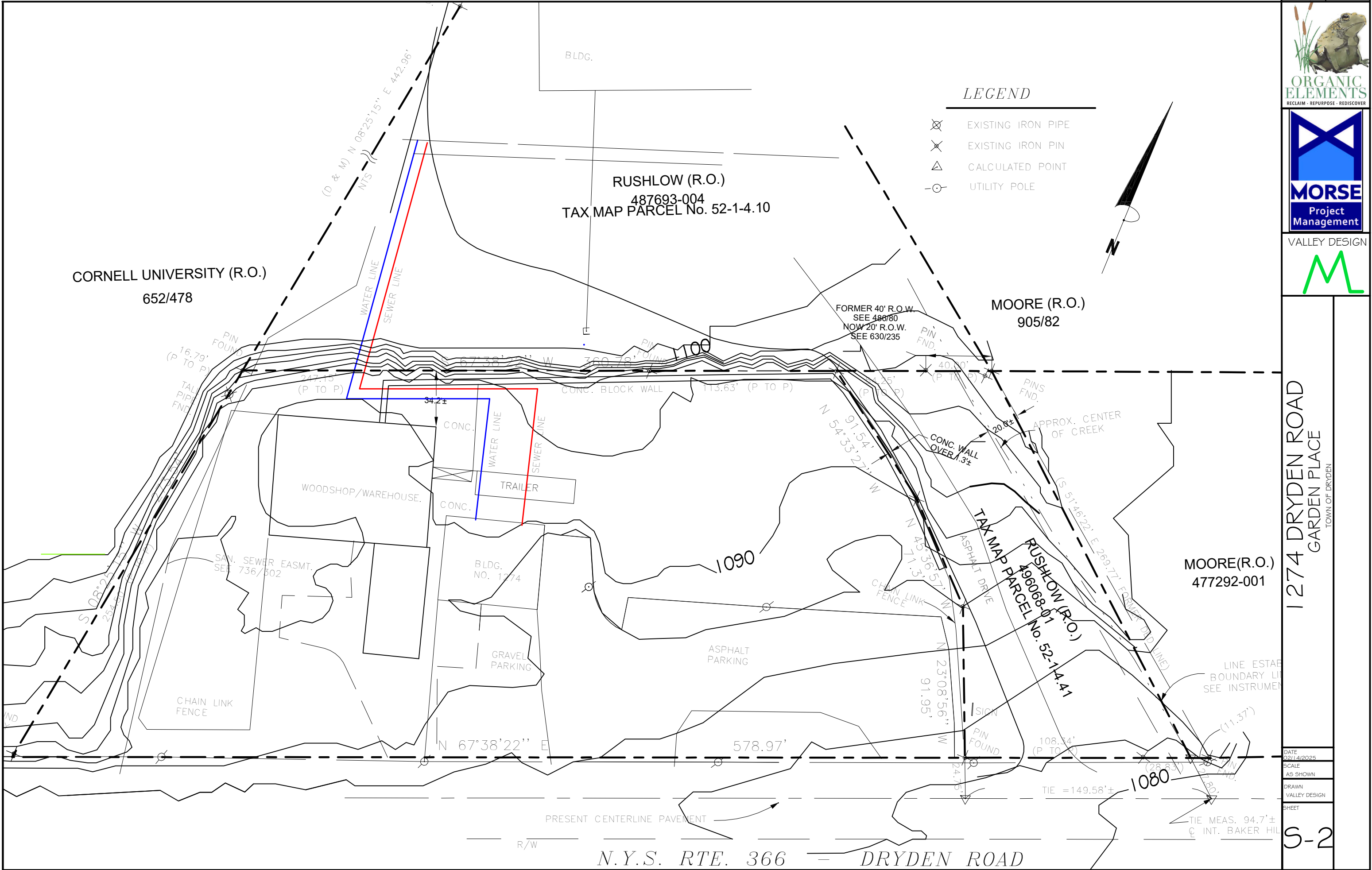
RUSHLOW (R.O.)
496068-001
TAX MAP PARCEL No. 52-1-4.41

LINE ESTABLISHED PER
BOUNDARY LINE AGREEMENT
SEE INSTRUMENT No. 477292-006

31,906.1 sf

TITLE INFORMATION

LIANG-WEN LIU & MEI-GING LIU
INSTRUMENT #468784-001
TAX MAP PARCEL NO. 52-1-4.42
AREA = 2.625 ACRES NET TO RD. R/W.



ORGANIC
ELEMENTS
RECLAIM · REPURPOSE · REDISCOVER

MORSE
Project
Management

VALLEY DESIGN

1274 DRYDEN ROAD
GARDEN PLACE
TOWN OF DRYDEN

DATE 02/14/2025
SCALE AS SHOWN
DRAWN VALLEY DESIGN
SHEET

S-2



KYLE STEELE

710 Hancock St | Ithaca, NY 14850 | c: 607.342.2148

New York State Licensed Real Estate Associate Broker

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