

# MIXED-USE COMMERCIAL PROPERTY

## LIGHT INDUSTRIAL \* WAREHOUSE \* OFFICE \* APARTMENT

### EXCLUSIVE SALE OFFERING

#### Property / Location Highlights

- Large (14,466+/- SF) two-story commercial building
- Building mix of light industrial; warehouse; office & flex space plus upstairs apartment
- Light industrial / warehouse space - 11,928+/- SF - features 14'-17' ceiling heights; 10' x 12' roll up door with lift; heat pump + A/C; and two electric services to include 3 PH 280
- Upstairs spacious 2-bedroom apartment
- Commercial zoning with all public services
- On-site parking for 25+/- vehicles
- Municipality operates own electric plant resulting in lower cost electric
- Within short drive of Ithaca & Cortland

| Tax ID #        | 10.-2-19              |
|-----------------|-----------------------|
| Municipality    | Village of Groton     |
| Building Size   | 14,466 +/- SF         |
| Stories         | 2                     |
| Lot Size        | 0.81 Acres            |
| Year Built:     | 1980                  |
| Year Expanded   | 2005                  |
| On-Site Parking | 25 +/- Vehicles       |
| Zoning          | Commercial            |
| Public Services | Gas; Electric & Water |



#### EXCLUSIVE CONTACT

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