

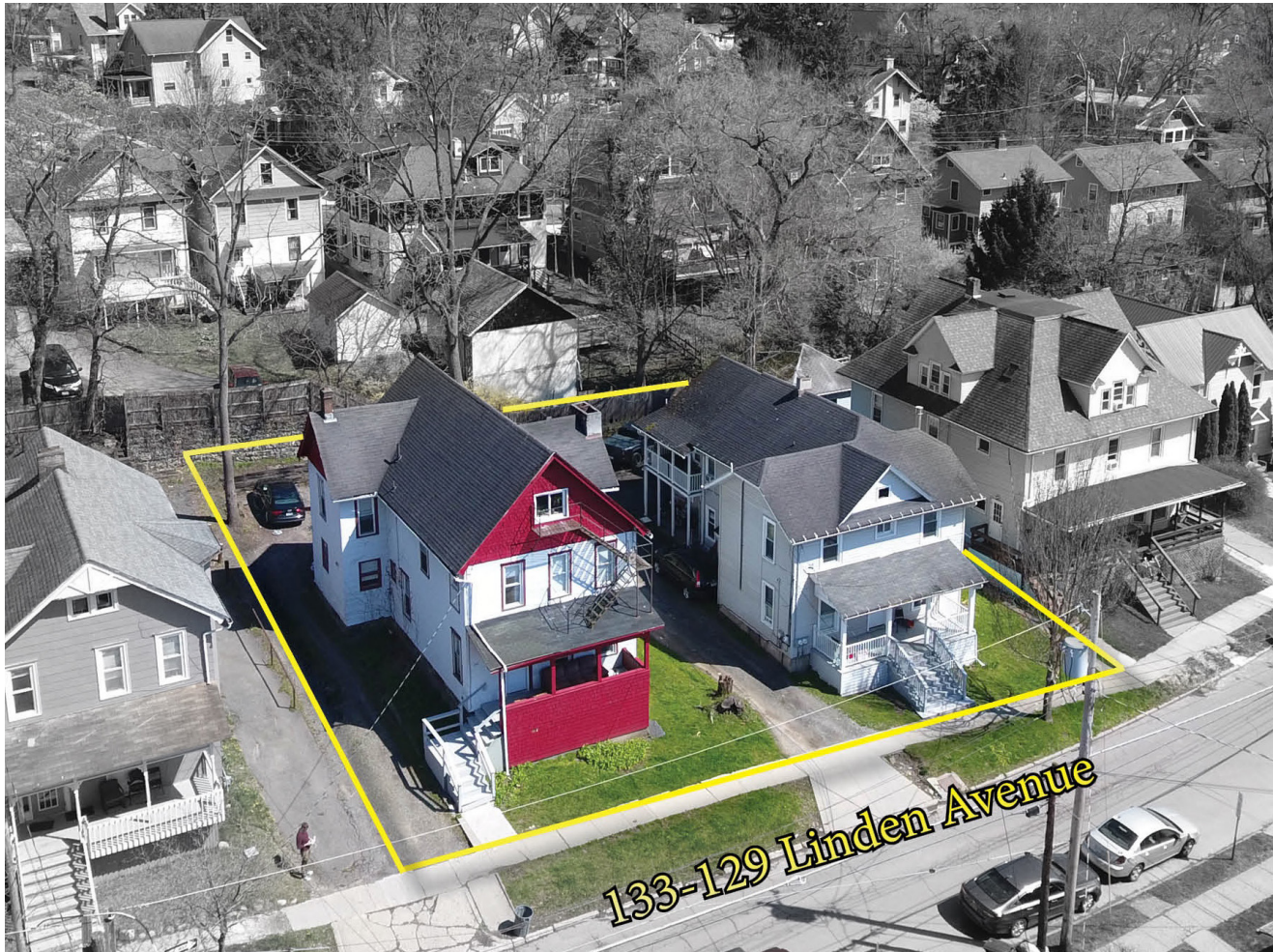


Real Estate Services

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

129-133 Linden Ave

Ithaca, NY 14850



Offered at: \$2,650,000

A truly rare assemblage of two contiguous properties in the heart of Cornell Universities Collegetown. Both properties are zoned CR-3 which allows for redevelopment of up to 3 stories in height. Studio apartments in the area start around \$2000, with per bedroom rent ranging from \$1700-\$1900 for larger units. The lot offers over 100 feet of frontage on Linden Ave with a depth nearly the same. Currently two large houses occupy the two lots. Ithaca, NY is one of the fastest growing and highly sought after real estate markets in New York. Ivy League college town real estate is some of the most sought after in the county. Known for stability and appreciation, this is one of the last remaining large parcels likely to be offered to the general public. Inquire today for complete offering materials.

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CITY OF ITHACA

108 East Green Street Ithaca, New York 14850-5690

BUILDING DEPARTMENT - 4TH Floor

Telephone: 607 274-6508 Fax: 607 274-6521

12/21/2021

133 Linden Avenue LLC
P.O. Box 4012
Ithaca, NY 14852

RE: Certificate of Compliance for 133 Linden Avenue

Dear Owner:

Attached is a Certificate of Compliance, which is based on the conditions as observed on inspection of the premises on **December 2, 2021**, and is being issued effective that date, for your property located at **133 Linden Avenue**. This Certificate is issued at this time with the following conditions attached:

***NOTE #1: Maximum occupancy is limited by the City of Ithaca Housing and Zoning Code as follows:**

TWO (2) DWELLING UNITS IN A CR-3 ZONE

Apt. # 1: 4 Unrelated Persons

Apt. # 2: 5 Unrelated Persons

MAXIMUM OCCUPANCY IS LIMITED TO 2 UNRELATED PERSONS. OWNER MAY DISTRIBUTE WITHIN THAT LIMITATION INDIVIDUALS/PERSONS AS LISTED ABOVE.

1. This Certificate is granted based on a visual inspection of the premises and the correction of any apparent deficiencies found.
2. This Certificate does not include approval of electrical wiring unless a New York Board of Fire Underwriters Certificate number or a defects removed by the City of Ithaca Electrical Inspector is indicated on the attached certificate.
3. This building is equipped with fire protection equipment (i.e.: single station smoke detectors and/or fire detection or alarm systems) which is required under existing City and State building codes. As property owner it is your responsibility to ensure that this equipment is maintained and periodically tested according to manufacturer's specifications, NYS Building Code, and NFPA requirements.
4. This certificate letter is limited to the extent indicated on the decision for Case #BC-05-04 (Building Code Board of Appeals)

A Certificate of Compliance may be issued to the new owner upon application to this office WITHIN SIXTY (60) DAYS OF THE LAST INSPECTION (see enclosure).



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Telephone: 607 274-6508 Fax: 607 274-6521

12/2/2021

129 Linden Avenue LLC
P.O. Box 4012
Ithaca, NY 14852

RE: Certificate of Compliance for 129 Linden Avenue

Dear Owner:

Attached is a Certificate of Compliance, which is based on the conditions as observed on inspection of the premises on **November 29, 2021**, and is being issued effective that date, for your property located at **129 Linden Avenue**. This Certificate is issued at this time with the following conditions attached:

***NOTE #1: Maximum occupancy is limited by the City of Ithaca Housing and Zoning Code as follows:**

TWO (2) DWELLING UNITS IN A CR-3 ZONE

Apt. # 1: 7 Unrelated Persons

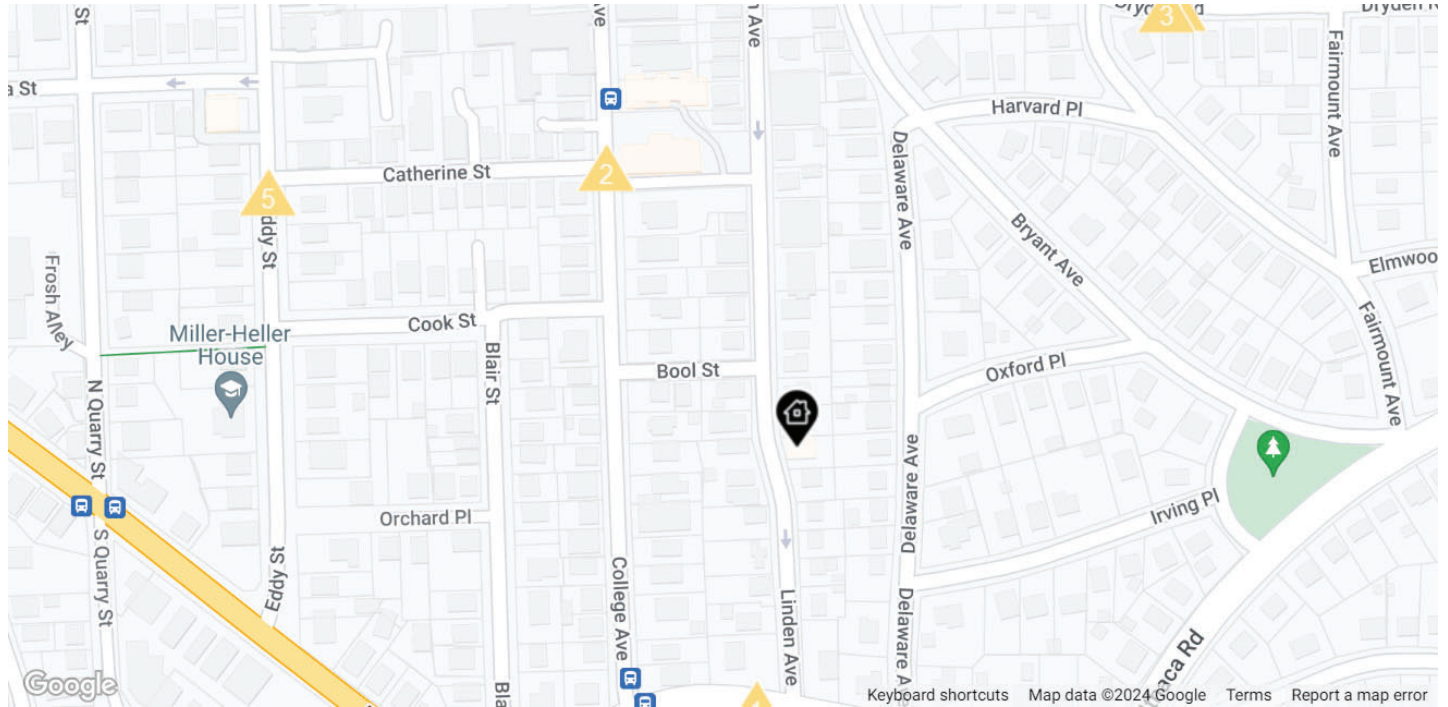
Apt. # 2: 3 Unrelated Persons

MAXIMUM OCCUPANCY IS LIMITED TO 10 UNRELATED PERSONS. OWNER MAY DISTRIBUTE WITHIN THAT LIMITATION INDIVIDUALS/PERSONS AS LISTED ABOVE.

1. This Certificate is granted based on a visual inspection of the premises and the correction of any apparent deficiencies found.
2. This Certificate does not include approval of electrical wiring unless a New York Board of Fire Underwriters Certificate number or a defects removed by the City of Ithaca Electrical Inspector is indicated on the attached certificate.
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4. This certificate letter is limited to the extent indicated on the decision for Case #HC-265-80 (Housing Board of Review)

A Certificate of Compliance may be issued to the new owner upon application to this office WITHIN SIXTY (60) DAYS OF THE LAST INSPECTION (see enclosure).

Traffic Counts



Daily Traffic Counts: ▲ Up 6,000 / day ▲ 6,001 – 15,000 ▲ 15,001 – 30,000 ▲ 30,001 – 50,000 ▲ 50,001 – 100,000 ▲ Over 100,000 / day

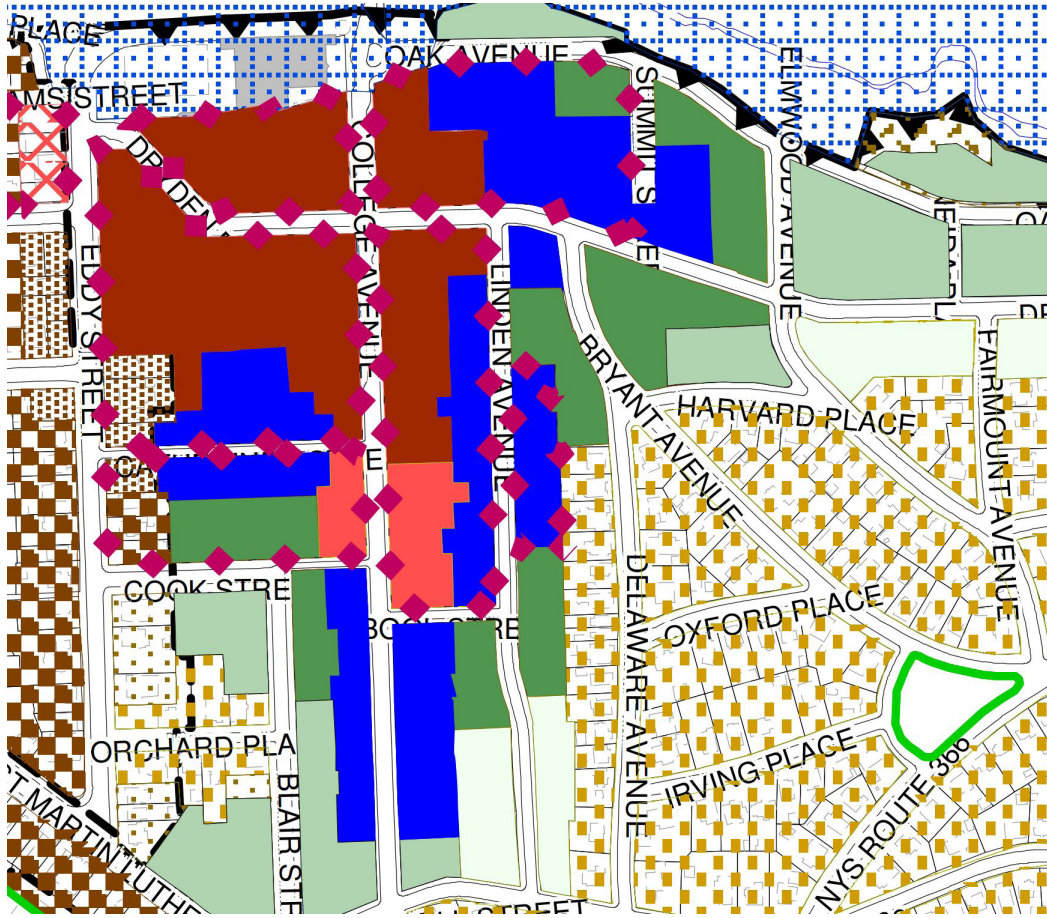
1	2	3	4	5																																										
4,115	1,982	983	3,014	1,989																																										
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Street: NY 366 Cross: Linden Ave Cross Dir: E Dist: 0.01 miles	Street: College Avenue Cross: – Cross Dir: – Dist: –	Street: Dryden Road Cross: – Cross Dir: – Dist: –	Street: Dryden Rd Cross: Linden Ave Cross Dir: E Dist: –	Street: Eddy Street Cross: – Cross Dir: – Dist: –																																										
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NOTE: Daily Traffic Counts are a mixture of actual and Estimates (*)



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129-133 is zoned CR-3. Allowable uses and redevelopment in CR-3 are listed below.

**SECTION 325-45.2: DISTRICT REGULATIONS FOR
 CR-3 USE DISTRICT**

USE DIST.	PERMITTED PRIMARY USES (See: §325-45)	PERMITTED ACCESSORY USES	OFF-STREET PARKING REQUIREMENTS	OFF-STREET LOADING REQUIREMENTS
1	2	3	4	5
CR-3	1. One-family detached, semi-detached or attached dwelling or two-family dwelling. (See: §325-3)	1. Required off-street parking.	1. Residence:	None
	2. Cooperative household. (See: §325-3)	2. Private garage for not more than 4 cars.	a. 1 space for up to 3 bed or sleeping rooms per dwelling unit.	
	3. Multiple dwelling. (See: §325-3)	3. Structures for construction purposes, not to remain over two years.	b. 2 spaces for 4 or 5 bed or sleeping rooms per dwelling unit.	
	4. Rooming or boarding house.	4. Sign in connection with permitted use.	c. 1 space for each additional bed or sleeping room in the dwelling unit.	
	5. Townhouse or garden apartment housing.	(See: Sign Ordinance, Chapter 272)	2. Home occupation: 1 space	
	6. Church and related buildings.	5. By Special Permit: Towers or structures for receipt or transmission of electronic signals for commercial purposes or for generation of electricity to be used on the premises where generated in any district (See: §325-9). Except for personal wireless services facilities.	3. Other Uses: (See: §325-20D(3)(b))	
	7. Library, fire station.			
	8. Nursery school, child day care center, or group Adult Day Care.	6. By Special Permit:		
	9. Nursing, convalescent or rest home.	An Accessory Apartment (See: §325-10). Permit required in all use districts.		
	10. Public park or playground.	7. Adult Day Care Home.		
	By Special Permit of Board of Appeals:	8. Home Occupations: are required in certain situations (See: §325-9C(i)).		
	11. Bed and Breakfast Homes nad Inns	9. Neighborhood parking area subject to regulations of §325-20 (B).		
	12. Cemetery and related buildings.			
	13. Hospital or Sanatorium.			
	14. Neighborhood commercial facility (See: §325-3)			
	15. Public utility structure except office.			
16. All school and related buildings.				

**SECTION 325-45.2: DISTRICT REGULATIONS FOR
CR-3 USE DISTRICT**

SUB-DIST.	MINIMUM LOT SIZE		MAXIMUM BLDG. HEIGHT (See: §325-45.2B(11))		PERCENT OF LOT COVERAGE	YARD DIMENSIONS (See Also: §325-45.2E)				MINIMUM BUILDING HEIGHT
	Area in Square Feet	Width in Feet at Street Line	Number of Stories	Height in Feet		FRONT	SIDE YARD		REAR	Minimum Height in Feet / Stories
						Required Minimum	One Side at Least	Other Side at Least	Percent of depth or number of feet, whichever is less	
	6	7	8	9	10	11	12	13	14/15	16
CR-3	1. One-family or two-family dwelling: 3,000 SF.	1. One-family detached dwelling: 30'	3 Stories Max. Habitable 3rd story must be within pitched roof See: §325-45.2B(11)	35' Max.	40% Building Max. 30% Green Space Min.	10'	5'	5'	20% or 20 feet, whichever is less See: 325-42.2B(10)	20' Min. 2 Stories Min.
	2. Multiple dwelling and other uses: 3,500 SF	2. Other uses: 40'								
	Addl. Primary Structure (on the same parcel) See: 325-8B(1)	N/A	*3 Stories Max. (Same as above)	35' Max.	40% Building Max. 30% Green Space Min.	10'	5'	5'	20% or 20 feet, (same as above)	20' Min. 2 Stories Min.
	Accessory Structures	N/A	2 Stories	20' Max.	500 S.F. Max. Footprint	N/P	3'	3'	3'	N/A
	CR-3 FORM BASE REQUIREMENTS (See: §325-45.2E)									
TYPE OF STRUCTURE	Doors and Entries	Floor Height (Floor to Floor)	Parking Location Setback		Porches	Primary Structure Spacing	Street Façade	Roofs		
			Garage	Parking Space						
Principle Building	Functioning entry door on the street-facing façade, at least 1 min.	Street Level: 9' min.	20' min.	At or behind	Front Porch Required	10' min. spacing	Façade Length:	Pitch Roof Required.		
		2nd Story: 9' min.	from front façade	front façade	See: 325-42.2B(5)	between primary structures on the same parcel	45 LF Max.	Pitch of principle gable is required to be a minimum of 6:12 and a maximum of 12:12		
	For corner lots: one functioning entry for the building on the street-facing façade.			See also: §325-45.2B(9)			Blank wall length: 8' Max.			
							See: §325-45.2B(1)	Shed roofs not allowed as primary roof. See also: §325-45.2B(11)		

Address	Map #	Zoning	Lot Dimensions	Lot Area	Lot Coverage	Footprint	Stories	Appx SqFt
129-133 Linden	67.-3-24&25	CR-3	103x96.5	9940	40%	3976	3	11928



KYLE STEELE

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

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