

5743 Telephone Road Extension

Cincinnatus, NY 13040

\$500,000



Property Features

8,000 SF building situated on 1.51 acres with C-Commercial Zoning. The property offers excellent visibility & exposure with frontage and pylon sign on Telephone Road Extension. Built in 2013 the property was most recently occupied by Family Dollar. Located in the town of Cincinnatus, the property is well positioned to serve the local market while also working as an ideal infill location between the larger communities of Cortland, Norwich and Whitney Point.

Property Highlights

- + 8,000 SF freestanding retail building
- + Pylon sign
- + 29 parking spaces
- + Contact broker for lease rate information



Property Overview

- + 8,000 SF
- + 1.51 acres
- + Built in 2013
- + Sprinkler: 100%
- + Zoning: C-Commercial
- + Tax Parcel ID: 123.05-01-10.000
- + Taxes: \$18,676.00 or \$2.33psf on 8,000sf
- + 29 Parking Spaces
- + Contact Broker For Lease Rate

Contact Us

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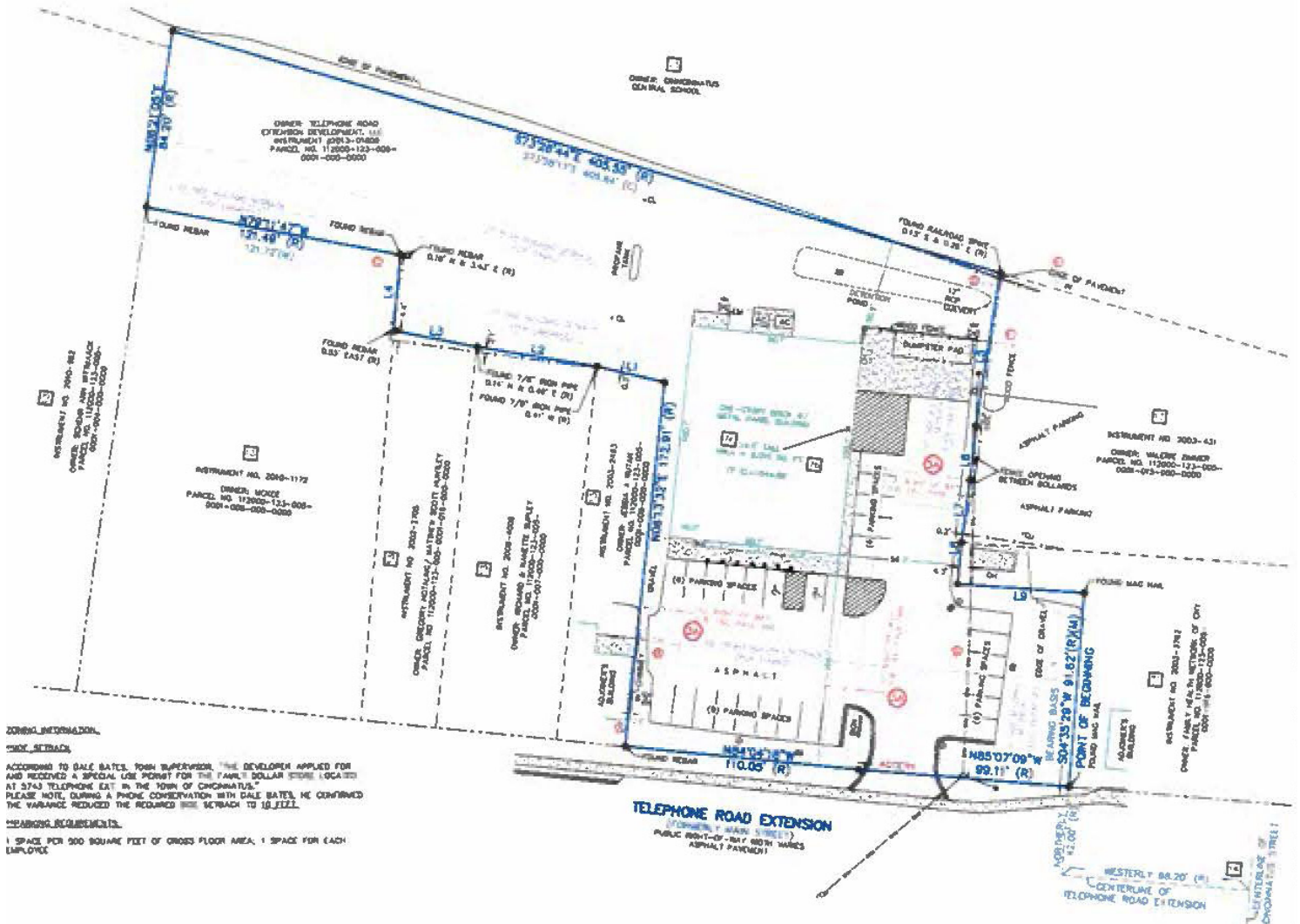
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ZONING INFORMATION:
SEWER SETBACK:
 ACCORDING TO DALE BATES, TOWN SUPERVISOR, "THE DEVELOPER APPLIED FOR AND RECEIVED A SPECIAL USE PERMIT FOR THE 'PAVILION DOLLAR STORE' LOCATED AT 5743 TELEPHONE EXT IN THE TOWN OF CINCINNATUS." PLEASE NOTE, DURING A PHONE CONVERSATION WITH DALE BATES, HE CONFIRMED THE VARIANCE REDUCED THE REQUIRED SETBACK TO 10 FEET.
SPACING REQUIREMENTS:
 1 SPACE PER 500 SQUARE FEET OF GROSS FLOOR AREA, 1 SPACE FOR EACH EMPLOYEE.

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