



125 Cayuga Street

Trumansburg, New York 14886

Mixed Use Industrial | Two Parcels | 4.77 Acres
6,224 SF Building with Walk-Up Apartment

OFFERED AT
\$525,000

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Executive Summary

Mixed-Use on 4.77 Village Acres



Aerial view — subject property with Cayuga Lake beyond

Warren Commercial is pleased to present 125 Cayuga Street, a 4.77-acre mixed-use industrial offering located inside the Village of Trumansburg, New York. The property comprises two contiguous parcels conveying together: a 1.22-acre primary parcel improved with a 6,224 SF single-story commercial building and a walk-up residential apartment, and a companion 3.55-acre parcel fronting King Street with a 2022-built utility shed and canopy structure.

The property is zoned Mixed Use Industrial under the Village of Trumansburg Zoning Law, a district that specifically contemplates warehouse, distribution, light manufacturing, accessory retail, and residential use in combination.

THE OPPORTUNITY

Owner-user, value-add, and adaptive-reuse buyers will find rare alignment in this offering. The combination of generous in-village acreage, a permissive zoning district, warehouse-scale clear-span space, and a residential component creates multiple paths to value. At a list price of \$525,000 against 6,224 SF of building area, the offering trades at approximately \$84/SF — a basis that compares favorably to replacement cost in the current Tompkins County construction market.

OFFERING SNAPSHOT

List Price	\$525,000
Property Type	Mixed Use Industrial
Lot Size	4.77 acres (two parcels)
Building Area	6,224 SF gross floor area / 1,176 SF walk-up apartment
Year Built	1965 effective; 1890 original structure
Zoning	Mixed Use Industrial
Utilities	Public water, electric
Tax Parcels	Tompkins Co. 3.-2-3 and 3.-2-2

Property Detail

Two-Parcel Industrial Land Assemblage

PARCEL 1 — 125 CAYUGA STREET

Tompkins County Tax ID 3.-2-3

1.22 acres | Property class 483

Primary improvement: 6,224 SF single-story building of frame construction, effective year 1965. The site supports approximately 6,984 SF of warehouse / distribution rentable area and a 1,176 SF walk-up residential apartment.



Rear elevation showing residential apartment and porch

Additional structures on the parcel include a 760 SF machine shed, a 756 SF covered porch, and a 280 SF open porch. Utilities to the parcel include public water, electric service, and private septic. The parcel maintains direct frontage on Cayuga Street with a paved approach and on-site parking.

PARCEL 2 — KING STREET

Tompkins County Tax ID 3.-2-2 | 3.55 acres | Property class 331 (Commercial Vacant w/Improvements)

The companion parcel comprises 3.55 acres fronting on King Street, of which approximately one acre is in primary use and the remainder is residual land. The parcel is served by public water and electric; no sewer or septic is currently in place. The parcel offers meaningful expansion or development optionality — outdoor storage, additional light industrial structures, agritourism use, or future subdivision and resale, subject to Village review.

ZONING — MIXED USE INDUSTRIAL

Both parcels are situated within the Village of Trumansburg Mixed Use Industrial District. The district is designed to accommodate warehouse and distribution operations, light manufacturing, accessory retail, and residential use in combination — making it well-aligned with the property's existing use mix and with adaptive-reuse strategies.

Buyers are advised to verify zoning, permitted uses, and any nonconforming use status directly with the Village of Trumansburg Zoning Officer prior to contract.



Warehouse & Commercial Space

Clear-Span Footprint with Adaptive-Reuse Character

The main 6,224 SF building delivers approximately 6,984 SF of rentable warehouse and distribution area, anchored by a long clear-span timber-frame interior with original heavy-timber trusswork and tongue-and-groove board walls. Ceiling heights in the central span carry well above standard commercial scale, and the floor plate transitions through several connected bays that lend themselves to subdivision, partial retail buildout, or operator workflow zoning.

Loading is supported by the property's covered platform along the Cayuga Street elevation, which offers depth for staging, customer pickup, or seasonal display. The building is currently occupied in part by a long-standing tenant on a month-to-month basis. Tenancy details and any transition or formalization options can be discussed directly with the listing broker.

BUYER PROFILES

- 1. Owner-User.** A small business operator can occupy a portion of the warehouse for primary operations while the current tenant continues using the remainder, helping offset carrying costs from day one.
- 2. Value-Add Investor.** The 1965-effective building presents well-defined value-add through deferred maintenance remediation, modernization of the apartment unit, and re-tenanting at market rents as the existing lease rolls.
- 3. Adaptive Reuse / Specialty Operator.** Trumansburg's growing craft beverage, maker-space, and agritourism economy supports adaptive-reuse strategies, while the existing tenancy can help cover carrying costs as a buyer plans repositioning. The combination of in-village location, mixed-use industrial zoning, large warehouse footprint, residential component for an owner-operator, and 3.55-acre King Street expansion parcel make 125 Cayuga unusually well-suited to a distillery, brewery, cidery, woodworking shop, art studio complex, or similar use.



Residential Apartment

1,176 SF Walk-Up with Heavy-Timber Character

The property's 1,176 SF walk-up apartment occupies the upper level of the Cayuga Street elevation and delivers character well beyond a typical mixed-use residential unit. Living spaces feature wide-plank wood flooring, exposed heavy-timber framing, plaster walls, vaulted ceilings, and a wood-burning stove. A spiral staircase leads to a sleeping loft with balcony rail.

An adjoining beam-ceiling sun room with French doors opens onto a private wood deck oriented toward the rear treeline, providing outdoor living space separated from the commercial operation below. The unit has its own exterior staircase entry from the rear of the building.

USE FLEXIBILITY

Multiple paths exist for the residential component: owner-user living quarters above an owned business, market-rate residential rental, or short-term rental subject to applicable Village regulations. The combination of character finishes and Trumansburg's tourism positioning supports premium rental treatment under any of these strategies.



Aerial view: subject property with Cayuga Lake beyond

Location & Market Context

Village of Trumansburg, Tompkins County, New York

Trumansburg is an incorporated village of approximately 1,800 residents in northern Tompkins County, roughly 12 miles northwest of Ithaca. The village sits on NY Route 96 between Ithaca and Geneva, providing direct connectivity to the Cornell University and Ithaca College trade areas (combined enrollment over 30,000 students) and the Finger Lakes wine and tourism corridor. The Cayuga Lake Wine Trail begins approximately 6 miles south.

The Village commercial real estate market is characterized by limited supply and tightly-held ownership. Recent arms-length sales within the Village have transacted at meaningful premiums to assessed value. The subject's 4.77-acre footprint and dual-parcel structure are particularly differentiated within the local supply set.

This Offering Memorandum has been prepared for the use of prospective purchasers. Information has been compiled from public records, assessor data, and seller representations, and is believed to be reliable but is not guaranteed. No representation or warranty, expressed or implied, is made as to its accuracy or completeness. Buyers are responsible for verifying all material facts independently. The seller reserves the right to withdraw the property from the market or modify the terms of sale at any time without notice.

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