

# PRIME LOCATION IN ITHACA, NY



*With secure, in-place leases and proven tenant stability, this property offers investors a low-risk, income-generating asset in a highly desirable trade area. Strategically positioned just around the corner from Wegmans, Home Goods, and other national retailers, Fulton Street Plaza enjoys exceptional visibility, easy access, and abundant on-site parking – a rare combination that drives consistent foot traffic and customer convenience. Properties of this caliber rarely come to market. Don't miss this exceptional opportunity to acquire a stable, cash-flowing asset with immediate value-add potential in one of Ithaca's most sought-after commercial hubs.*

## **PROPERTY FEATURES**

- 6845 Square Feet
- 20 Parking Spaces
- 6 Units
- 7.53% CAP Rate
- .59 Acres
- 35,233 Traffic Count

# \$ 1,500,000

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BUYER BROKER

# 3%

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