


FOR SALE

MULTI-FAMILY & MIXED-USE ASSEMBLAGE ITHACA'S WEST END OFF COMMERCIAL CORRIDOR

Property Highlights

- Manageable, right-sized portfolio suitable for first-time investors or seasoned portfolio owners
- Three-building assemblage offering a mix of 2-5-unit multi-family properties and commercial use component
- Immediate in-place cash flow with residential income plus commercial upside
- Flexible investment profile with value-add, repositioning or owner-user potential
- Ideal for hands-on or light professional management

Location Highlights

- Situated just off Ithaca's primary commercial corridor
- Assemblage benefits from close proximity to retail, services, restaurants, public transit, recreational attractions plus easy access to major area employers
- Walkable neighborhood setting

EXCLUSIVE CONTACT

David G. Huckle, SIOR
Associate Real Estate Broker
+1 607 227 7558
dhuckle@pyramidbrokerage.com

August Monkemeyer
Associate Real Estate Broker
+1 607 351 8346
amonkemeyer@pyramidbrokerage.com

414 East Upland Road, Suite C
Ithaca, New York 14850
+1 607 277 2327

pyramidbrokerage.com

INVESTMENT PROFILE:

| | |
|---------------------------|--|
| Asset Type | Multi-Family & Mixed-Use |
| Configuration | 3 Buildings 2-5 Units Each |
| Offering Structure | Assemblage Portfolio or Individually |
| Investor Appeal | First-Time Buyers * Portfolio Add-On * 1-31 Exchange |
| Management | Self-Managed or Light Professional Oversight |

PROPERTY DETAILS:

| | 526 W. SENECA | 528 W. SENECA | 209 N. MEADOW |
|-------------------|----------------------|----------------------|----------------------|
| Tax ID | 59.-6-20 | 59.-6-21 | 59.-6-22 |
| Bldg. Size | 4,577 SF | 3,552 SF | 1,764 SF |
| Lot Size | 0.20 Acres | 0.14 Acres | 0.07 Acres |
| Zoning | WEDZ-1B | WEDZ-1B | WEDZ-1B |
| Units | 5 Apt's | 1 COM + 2 Apt's | Duplex |
| Parking | On Site | On Site | On Site |

CONTACT LISTING AGENTS FOR COMPLETE DETAILS

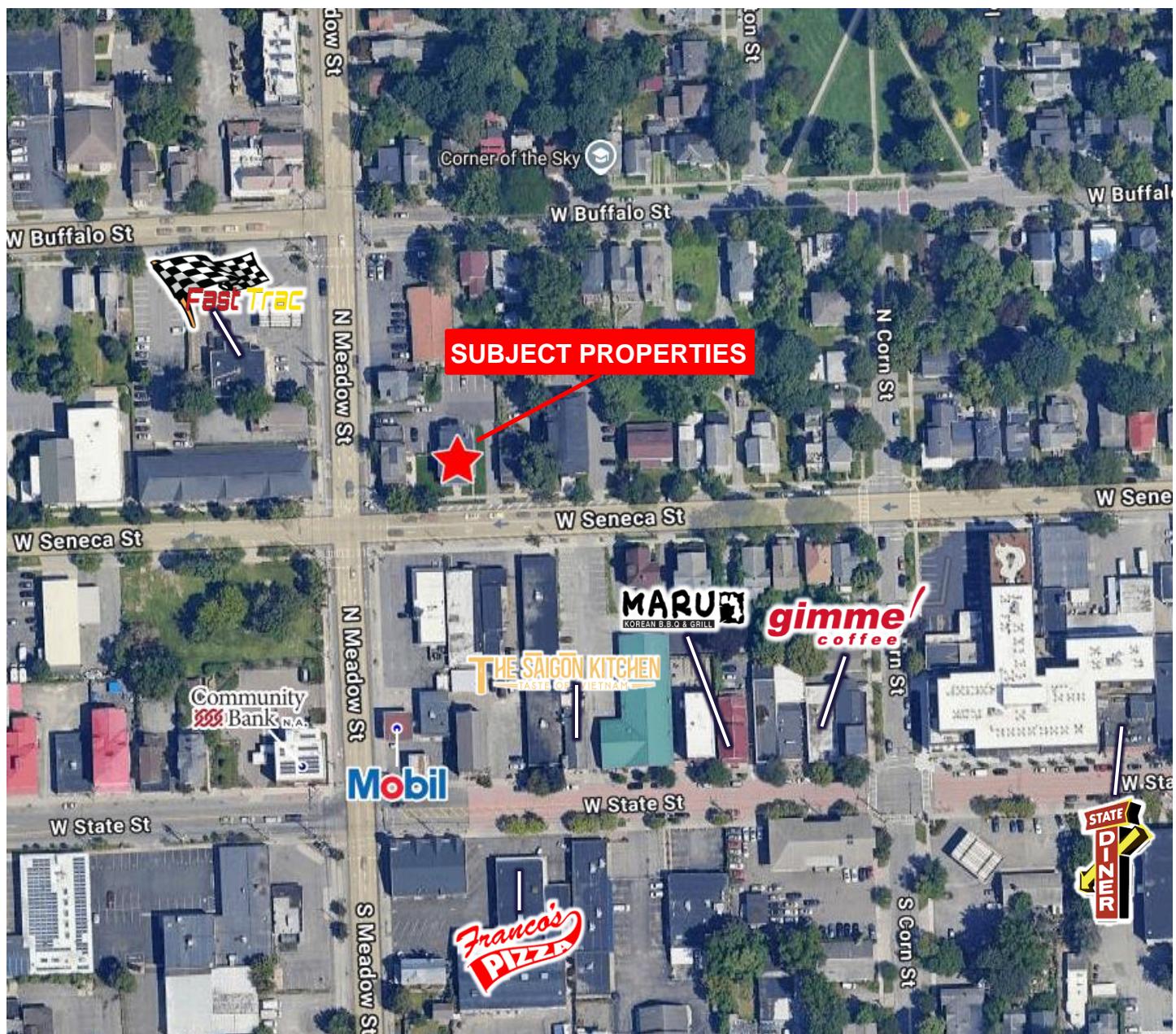






DRIVEWAY / PARKING / LAWN AREAS





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