



**CUSHMAN &
WAKEFIELD**



**Pyramid Brokerage
Company**

**526 & 528 W. Seneca St / 209 N. Meadow St
Ithaca, NY**



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

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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



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526 W. SENECA STREET
ITHACA, NY



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**COMMERCIAL UNIT
528 W. SENECA STREET**



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DRIVEWAY / PARKING / LAWN AREAS



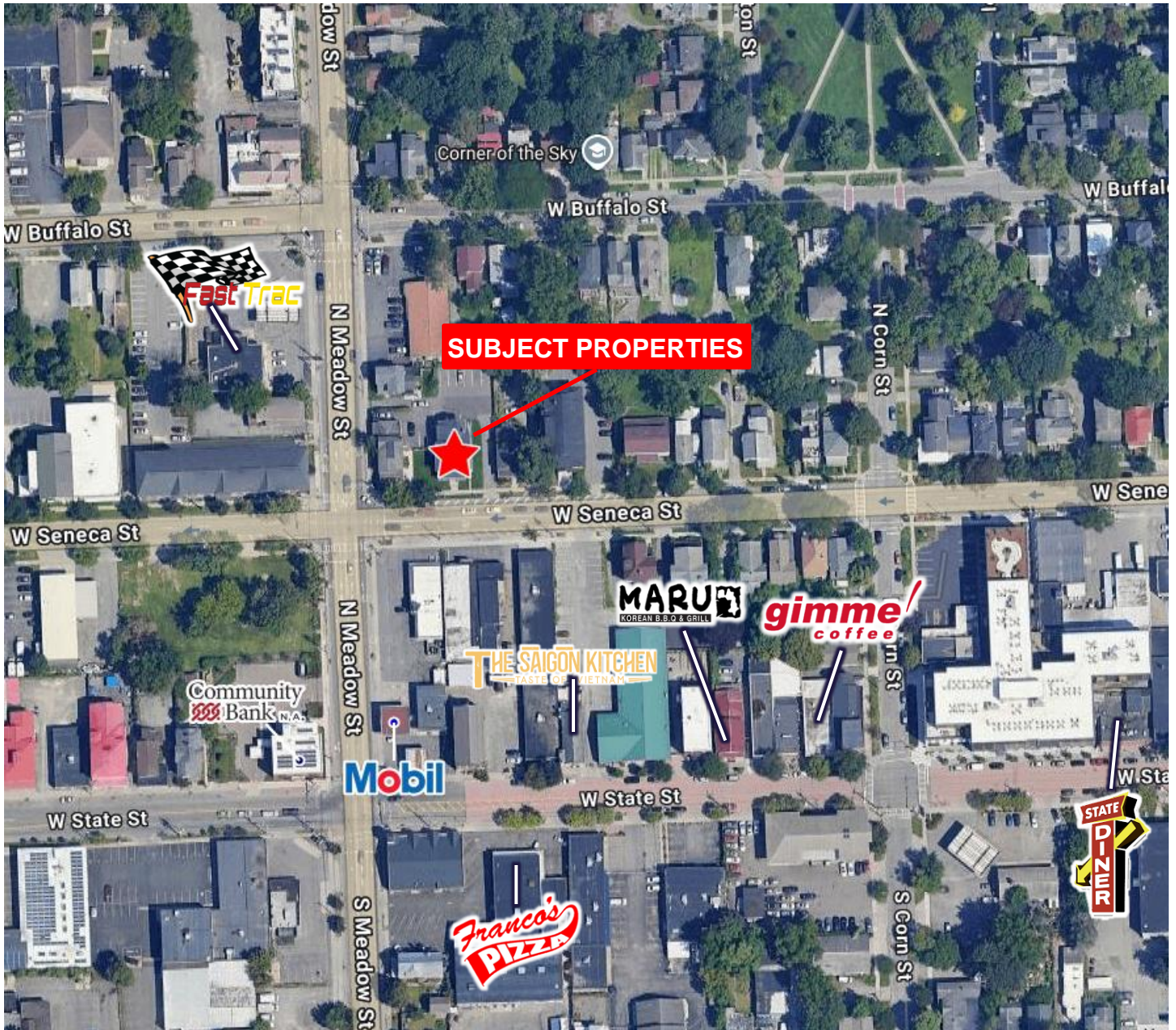


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SURVEY MAP

2022-11893

2019-05886

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