

FOR SALE OR LEASE

# 71-73 W. Denison Parkway

Corning, NY



## Rare Downtown Corning Opportunity

### Property Highlights

- 4,000+/-sf one-story office building
- Dedicated parking for 10+ vehicles and adjacent to the Walnut St public parking lot
- Just one-half block from Historic Market Street
- Easy walking distance to Corning, Inc. World Headquarters, Centerway Square, and numerous restaurants and retail offerings
- Includes reception area, multiple private offices, conference/training rooms, breakroom, restrooms, and more
- Lots of windows and natural light throughout
- Multiple HVAC rooftop units
- Membrane roof

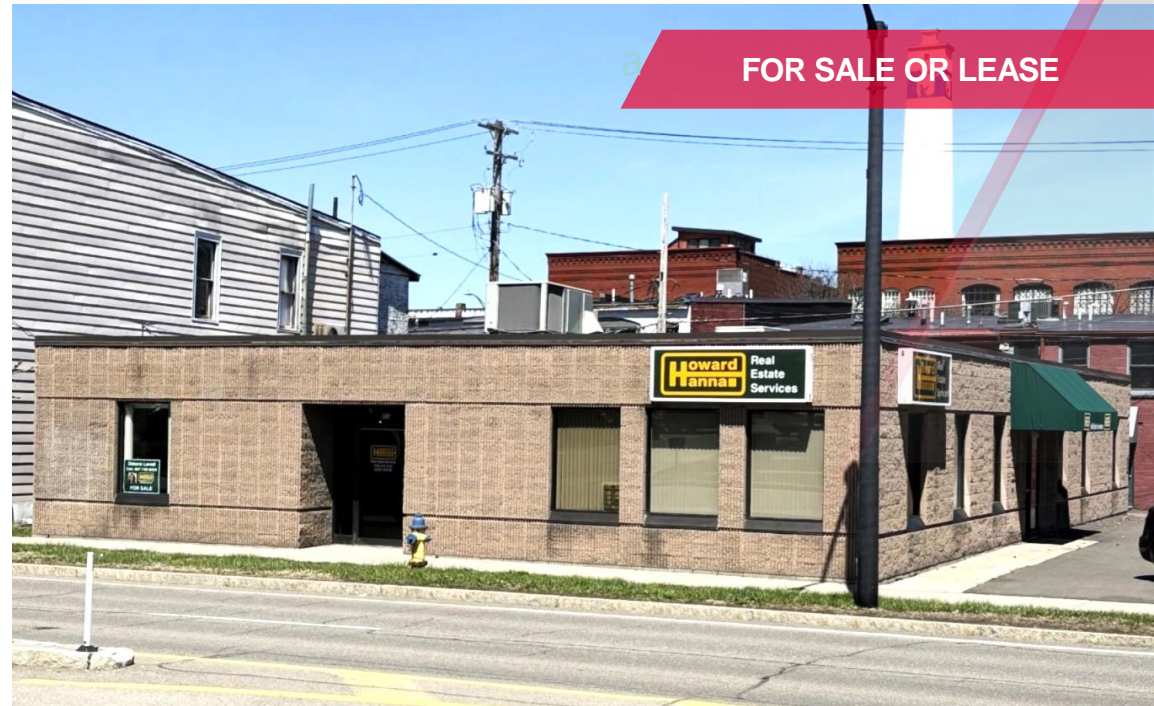
### Area Highlights

- Located on Denison Parkway, between Denison Parkway and Historic Market Street. Fronts on W. Denison Parkway, across from McDonald's. Easy highway access to I-86.

### Contact

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| DETAILS      |                 |
|--------------|-----------------|
| AVAILABLE SF | 4,000+/- SF     |
| ASKING PRICE | \$419,000       |
| LEASE RATE   | \$12.00/SF NNN  |
| LOT SIZE     | 84' x 100'      |
| TAXES        | \$14,376 (2024) |



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