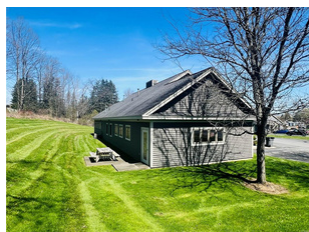
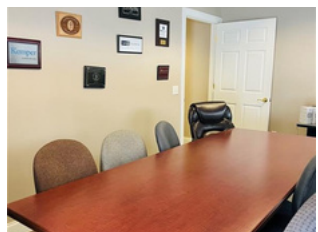


PRICE REDUCED

**1109 COMMONS AVENUE,
CORTLAND, NY 13045**

Offered at \$399,900

YAMAN
REAL ESTATE
The Premier Name in Real Estate



Property features:



3,720 Sq Ft



1.30 Acres




NICKI WYNN

LIC. ASSOC. RE BROKER

 607-745-3942

 nicki@yaman.com

 185 Clinton Avenue,
Cortland, NY 13045



Price Decrease

MLS#: **S1515927** **Commercial/Industrial**
1109 Commons Avenue Ave
County: **Cortland** Zip: **13045**
Town/City: **Cortland** Pstl City: **Cortland**
Area #: **Cortland-110200**

List Price: **\$399,900**
Acres: **1.30**
Cross St: **West Rd**

Subdivision:
TxMap#: **112289-086-009-0004-003-000-0000**
City Nghbrhd:
School Dist: **Homer**
High School:
Middle School:
Elem School:

Lot Front: **299**
Lot Depth: **210**
Lot Shape: **Rectangular**
Lot #:
Gr SqFt: **3,720**
Trans Type: **Sell**
Year Built: **1996**
Yr Blt Desc: **Existing**
Photo: **14**

General Information

Category: **Business Opportunity, Commercial, Retail/Office** Tot Units:
Sale Incl: **Land and Building** # Stories: **1.0**
Type Bldg: **Business Services, Medical, Office Building, Personal Services, Retail** # Bldgs: **1**
Bus Name: Franchise: **No**
Bus Type: Avail Prkg: **20**
Elec Svc: Mx Ceil Hgt:
Prop Use: Mx OH Dr:
Location: **Other - See Remarks** On Wtrfrt: **No**
Floor: **Carpet** Name:
Parking: **20/On Site** Basement: **None**
Zoning: **05** Loading:
Water Related Features:

Office SqFt:
Manuf SqFt:
Res SqFt:
Retail SqFt:
Leased SqFt:
Wrhse SqFt:
Vacant SqFt:

Public Remarks: **What an Opportunity! This fantastic office building situated in a professional development can serve multiple purposes. In a high visibility area, on a well-traveled road, the building currently features a nice entry with a reception area, 14 private offices, 2 conference rooms, storage areas, and a kitchen. This is a perfect new location for your business and a rare find!**

Unbranded VT: [Click Here](#)
Aerial Drone Video:
Virtual Tour 3D:

Directions: **Route 281 to Commons Ave**

Lease Information

Utilities Information

HVAC Type: **AC-Central, Forced Air** Sewer/Water: **Public Sewer Connected, Public Water Connected**
Heating Fuel: **Gas** Boiler Type:
Type of Well: **None** Well Location:
Energy Eqpt: **Other**

Additional Information

Living Qtrts: **No**
Available Docs: **Other - See Remarks**
Bldg Misc: **Carpet, Offices, Restroom - Public**
Public Trans:
Total # Residential Units: Construction: **Frame**
Studio: Docks: Yrs Estb: Roof: **Asphalt**
1 Bed: Rooms: Seat Cap:
2 Bed: Trk Bays: Accessibility:
3 Bed: Employees: Seller Desires:

Financial Information

Possible Fin: **Cash, Commercial Loan, Conventional** Type of Sale: **Normal**
1st Mtg Bal: Equity: **\$399,900** Town/Cnty Tax: **\$6,253**
2nd Mrt Bal: Tax Info: City/Vil Tax: **\$0**
Assess Val: **\$341,000** School Tax: **\$7,253**
Gross Annl Inc: Annl Spc Assess: **\$0** Total Taxes: **\$13,506**
Annl Op Exp: Net Op Income:
Inc/Exp Info: **None**
Op Exp Incl: **Utilities, Water**
Closed Date: Sale Price: DOM: **109**

Belle Alvarez
Not Licensed

MLS#: **S1515927**
Yaman Real Estate
185 Clinton Ave. Cortland, NY 13045

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NICKI WYNN

LIC. ASSOC. RE BRK.-SALES MANAGER



Since 1998 Nicki has been serving both Buyers and Sellers in Cortland, Cayuga, Tompkins and Onondaga Counties. In her 23 years association with the Cortland County Board of Realtors she has served as chairperson or member of the following committees: Education, MLS, Professional Standards, Grievance, Program, Finance, Human Resources, Community Hero and Business Showcase. For many years, Nicki has served on the board of the Cortland County Board of Realtors, most recently as the New York State Association of Realtors Director and has served as President of CCBR. Nicki has been a multiple recipient of the Golden Circle Award and in 2014 was named a Million Dollar Lifetime Member. Nicki's many accomplishments include her colleagues selecting her as the Distinguished Realtor of the Year and she has been awarded the honorable distinction of Realtor of the Year.

Nicki may be a familiar face to you! She is a native of the area, the daughter of Bill and Nancy Oustad and she is a Homer High School graduate. She is involved in many community and Homer School activities. She also co-founded Puzzle Solvers, a 501c3 charity that raises awareness and funds for our local community members, schools and programs who are affected by Autism. She enjoys outdoor activities, live music and being with her family and friends.

Nicki has worked on many residential deals and is very knowledgeable in the investment market. Call her today for any of your real estate needs!



185 Clinton Ave. Cortland, NY

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NICKI WYNN