

# David Yaman

REALTY SERVICES

• LOCAL KNOWLEDGE • NATIONAL REACH

Commercial / Industrial Sales & Development

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## INTRODUCING



**37 NORTH MAIN STREET**

**CORTLAND, NEW YORK**

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**Land Specifications**

Location: Adjacent to the First Niagara Bank parking lot and drive-thru teller windows and north of the intersection of Main Street and Route 222. Located in an upscale business district.

Acreage: 7,725 s/f

Frontage: 49 ft. 6 inches on North Main Street

Tax Parcel: 86.50-02-48.000

**Building Specifications**

Total Sq. Ft.: 6,600 s/f interior s/f

Dimensions: Main building is 44 ft. by 141 ft. deep with a 20 ft. by 20 ft. addition to the rear.

Ceiling Height: 9 ft. 6 inches to acoustical ceiling, 11 ft. 6 inches to bottom of truss

Loading Access: Front of building

Sprinklers: None

Construction: Block/Steel

Floors: Concrete Slab (built for a auto repair shop)

Walls: Interior – Drywall over 6 inch insulation

Columns: None – there are no interior structural components

Roof: Metal over metal deck and steel trusses

Lighting: Fluorescent

Heat: Retail section is heated by gas fired hot water heat, back work area is heated by gas fired forced air furnace.

Bathrooms: Two (2) bathrooms located in front of retail section

Electricity: 3-phase, 220 volts

Water: Municipal

Gas: New York State Electric and Gas, Cost to heat facility in 2005 was \$4,803.

Sewer: Municipal

### MISCELLANEOUS

Date of Construction: 1972

Building Condition: Good. This building has been well maintain throughout the years.

Owner of Record: Virginia Toomey

Parking: On-street parking available on North Main Street Street, there are a four spots striped and located in front of building.

Municipality: City of Cortland

Zoning: CB – Central Business District

Assessment: Land: \$ 37,500  
Total: 155,500

Taxes: \$7,640

Sale Price: \$225,000





This property is ideally located in the downtown Cortland business district