

## Historic Downtown Elmira Building For Sale

### PROPERTY HIGHLIGHTS

- 24,705 SF +/- triple storefront, four-story building in downtown Elmira.
- Loads of character and architectural detail.
- Three first floor storefront spaces.
- One storefront currently leased to the Turtle Leaf Cafe.
- Two other storefronts finished and ready for occupancy.
- Upper floors with potential for residential & office development.
- Convenient walk-out access from 2nd floor spaces into the Eastowne Garage.

### LOCATION HIGHLIGHTS

- Located adjacent to the Eastowne Parking Garage and across from the newly developed Lake Street pedestrian bridge.
- Easy access to the region's legal, banking, & government district.



For more information, contact:

**Michael J. Manzari, CCIM, SIOR**  
 Real Estate Broker  
 607 937 9720 ext. 301  
[mmanzari@pyramidbrokerage.com](mailto:mmanzari@pyramidbrokerage.com)

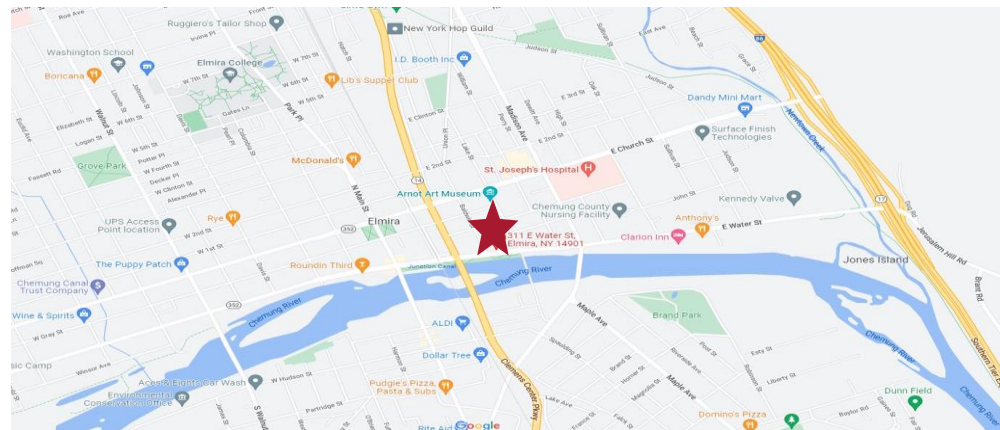
**Ronald N. Panosian**  
 Associate Real Estate Broker  
 607 426 5282  
[rpanosian@pyramidbrokerage.com](mailto:rpanosian@pyramidbrokerage.com)

8 Denison Parkway East, Suite 401  
 Corning, New York 14830  
 phone: +1 607 937 9720

**Joyce Mawhinney MacKnight**  
 Associate Real Estate Broker  
 315 445 8514  
[jmacknight@pyramidbrokerage.com](mailto:jmacknight@pyramidbrokerage.com)

5845 Widewaters Parkway, Suite 200  
 Syracuse, New York 13057  
 phone: +1 315 445-1030

[pyramidbrokerage.com](http://pyramidbrokerage.com)



FOR SALE

311-315 E. Water Street  
Elmira, NY



FOR SALE  
311-315 E. Water Street  
Elmira, NY

