

Multi-Use Commercial Building For Lease

Property Highlights

- 1,855 SF building located in the Ithaca/Dryden corridor on a 1.25 acre corner parcel.
- Adaptable to retail, office or light industrial use.
- Interior is mostly open floor plan creating opportunity for different types of uses.
- Other interior features include office/flex space, kitchen, bathroom with shower, 200 AMP electric and video/motion security system.
- Exterior features include gated entrance, overhead door/dock, partially gated side yards, accessibility from two roads, and large, gravel/grass parking area.
- Ample side and back yard space for expansion.
- Commercial zoning. Natural gas for HVAC.
- Prior businesses include Lucky Dog Coins & Collectibles and Back to Basics.

For more information, contact:

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FOR LEASE - \$2,100/MO

Traffic Counts

Dryden Road/NYS Route 13

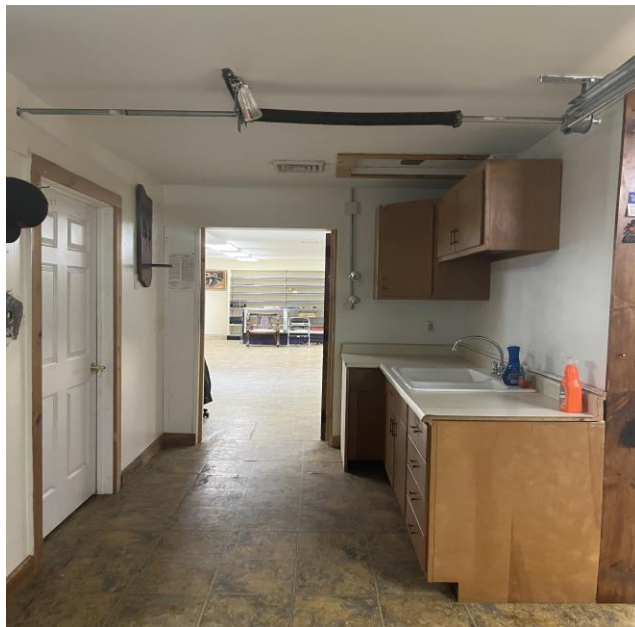
11,670 AADT

NYS DOT

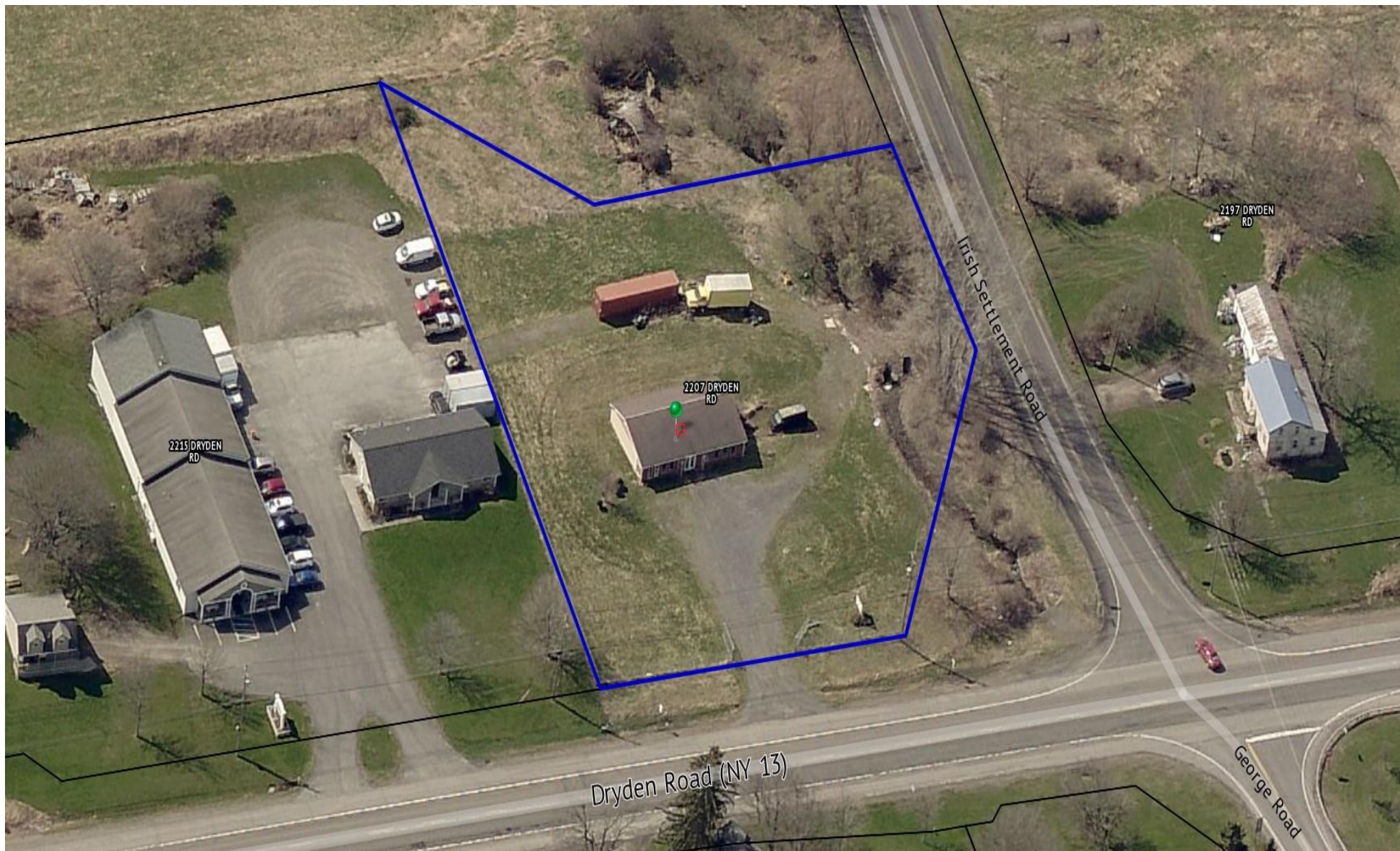
FOR LEASE
2207 Dryden Road
Dryden, NY



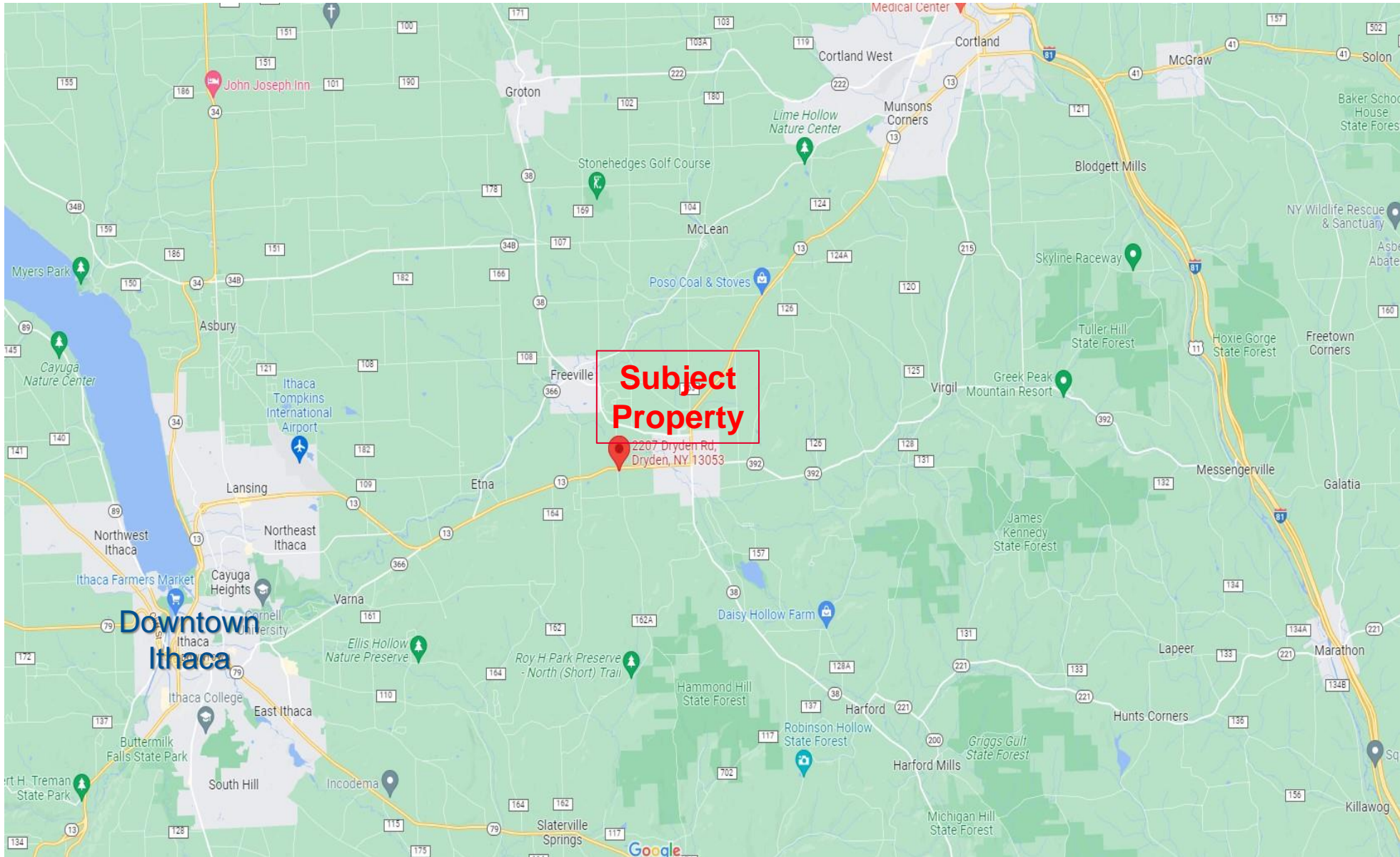
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