

FOR SALE or FOR LEASE

# 904 & 905 Grand Central Elmira, NY



## PROPERTY HIGHLIGHTS

- Multi-purpose commercial building, for sale or lease
- Approx.. 4,400 SF building with fenced storage yard
- Small office area and (2) shop/production spaces.
  - +/-12.5' ceilings
  - (2) at-grade overhead doors (10' & 12')
  - Paint-booth
  - Paint storage room
  - Heavy electric
  - Public utilities
- Sign Co. trucks and equipment may be available separately.



EXCLUSIVE

## Contact

**Ronald N. Panosian**  
Associate Real Estate Broker  
607 937 9720 ext. 305  
[rpanosian@pyramidbrokerage.com](mailto:rpanosian@pyramidbrokerage.com)

8 Denison Parkway East, Suite 401  
Corning, New York 14830  
+1 607 937 9720  
[pyramidbrokerage.com](http://pyramidbrokerage.com)

### DETAILS

AVAILABLE	4,400 SF on 0.32 acres
TAX ID (s)	89.11-4-33 & 89.11-4-19
TAXES	\$4,920 (2022)
ZONED	BE General Commercial

### ASKING

FOR SALE	\$169,000
FOR LEASE	\$2,450/month + utilities

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