

**363 ELMIRA ROAD**

**ITHACA, NEW YORK**



**5,000 SF RETAIL / OFFICE with 3,000 additional storage  
.768 ACRE**

**Large Parking Field**

**High Traffic and Visibility**

**City of Ithaca SW-2 Zone**

**FOR LEASE  
SALE  
OR  
REDEVELOPMENT**

Contact – Robert Lama

305-857-8939

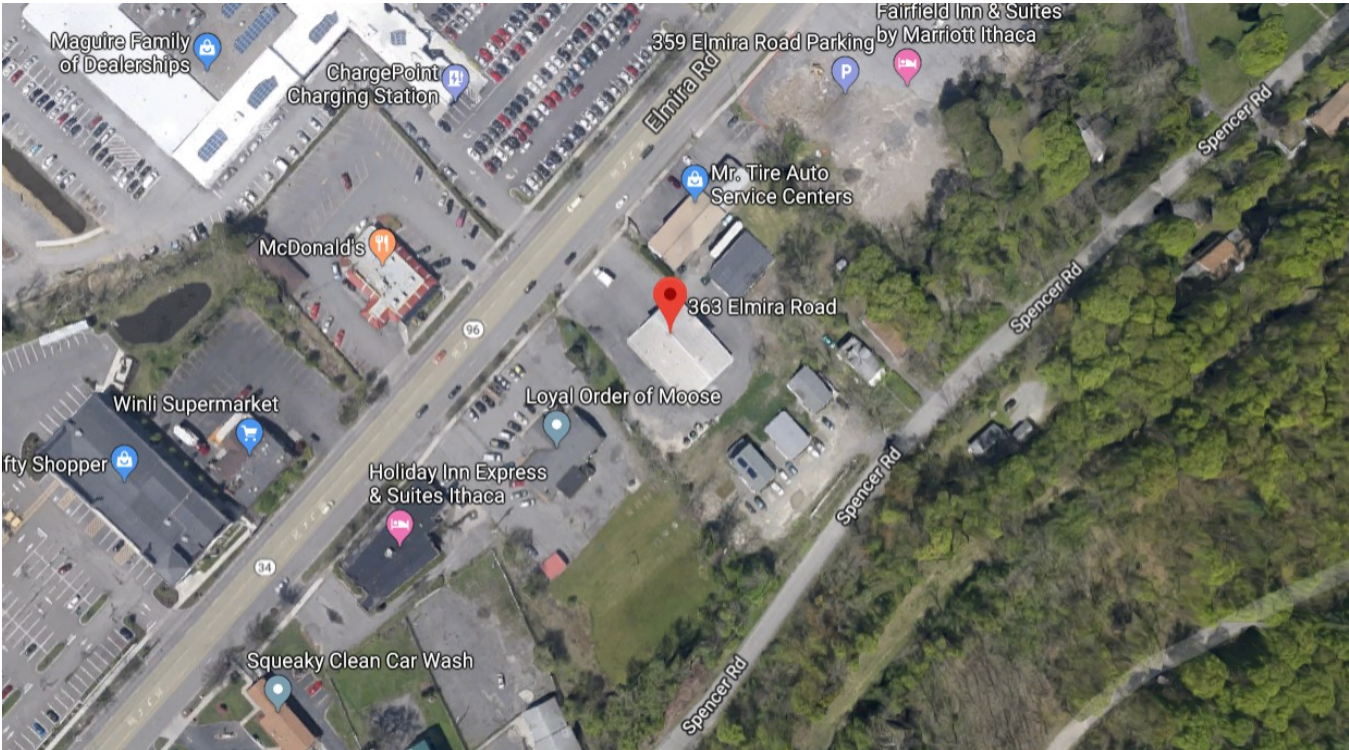
Bob@MiamiYS.com

## **Neighboring Properties**

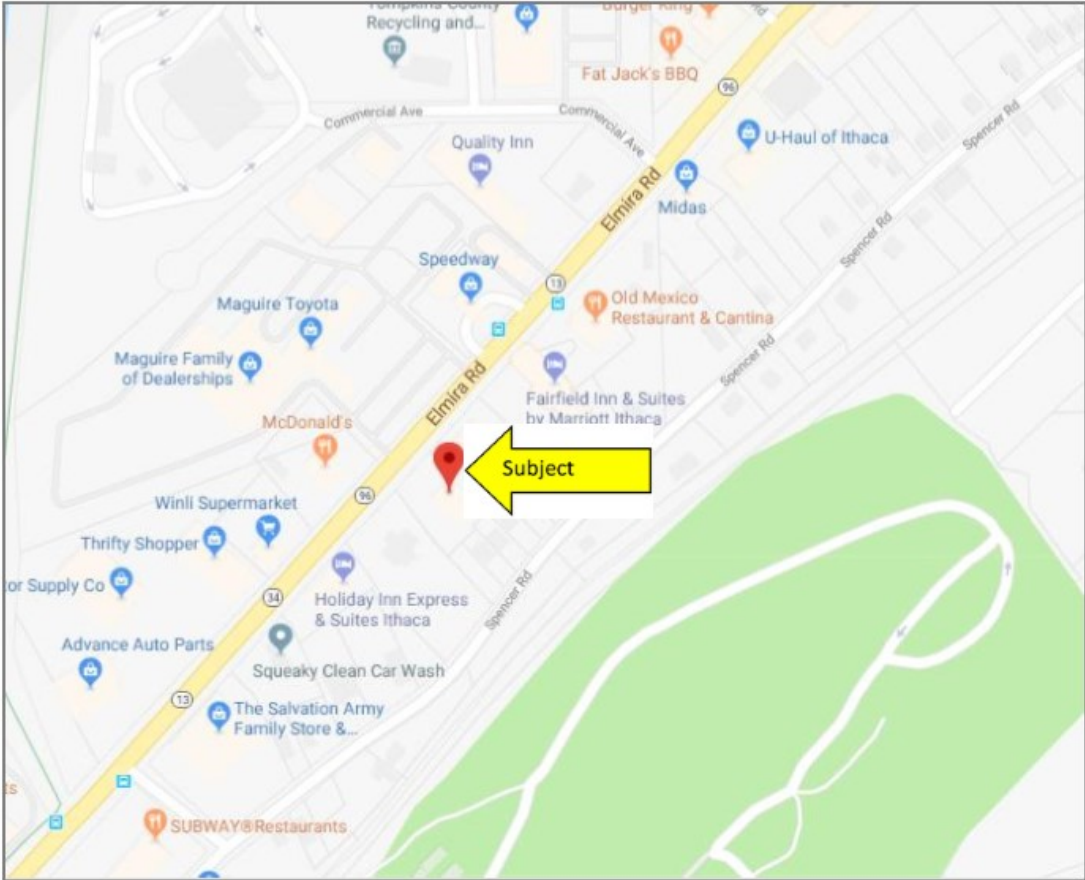
- **Home Depot**
- **McDonalds**
- **WalMart**
- **Fairfield Inn**
- **McGuire Toyota**
- **Kost Tires**
- **Holiday Inn Express**
- **Speedway**
- **Tractor Supply**
- **Buttermilk Falls Plaza**
- **Dunkin Donuts**
- **Kohl's**
- **Buffalo Wild Wings**

# 363 ELMIRA ROAD, ITHACA, NEW YORK

Robert Lama



# Neighborhood Map



## Photographs

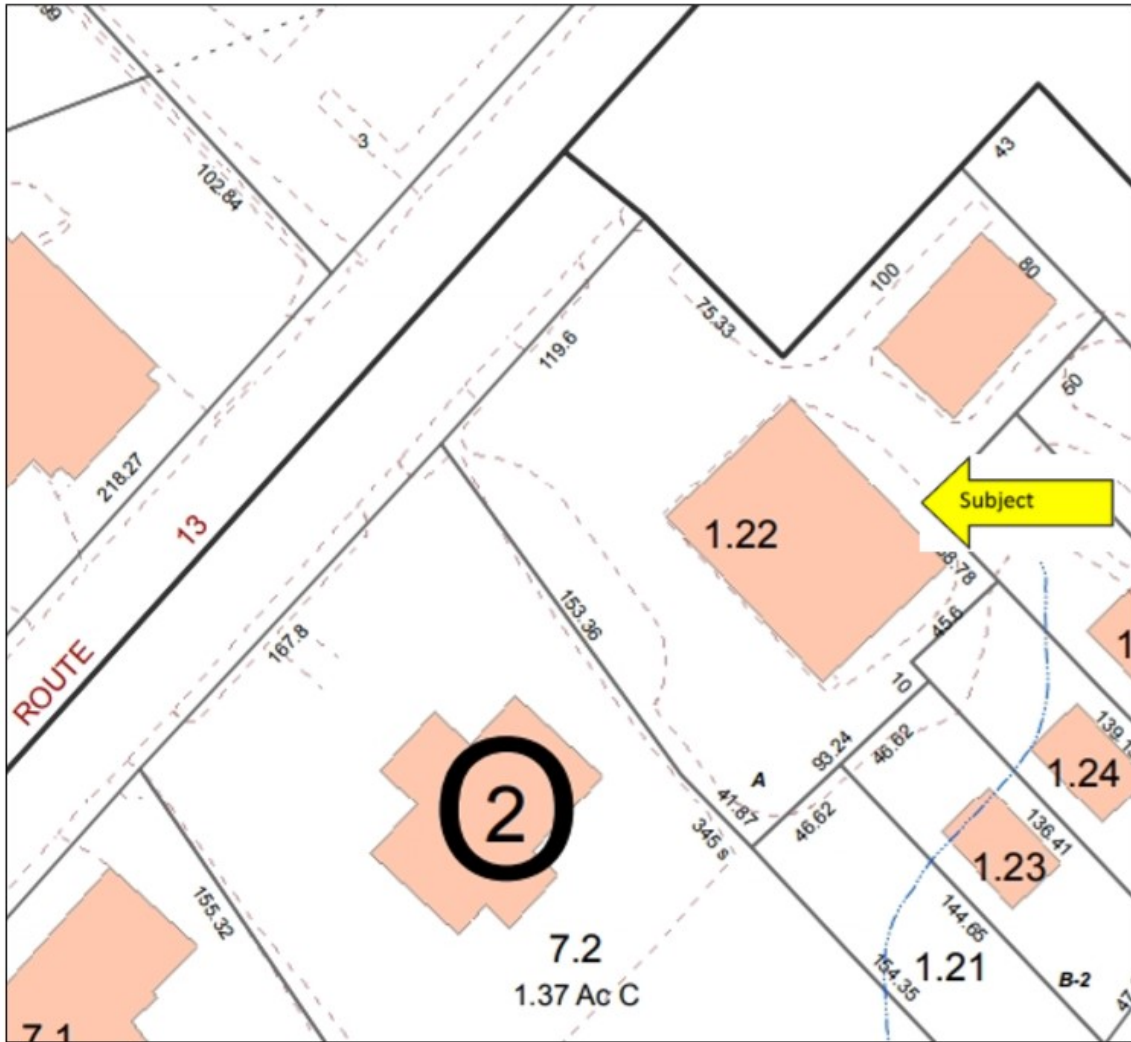


**View: Street Scene  
Looking North**



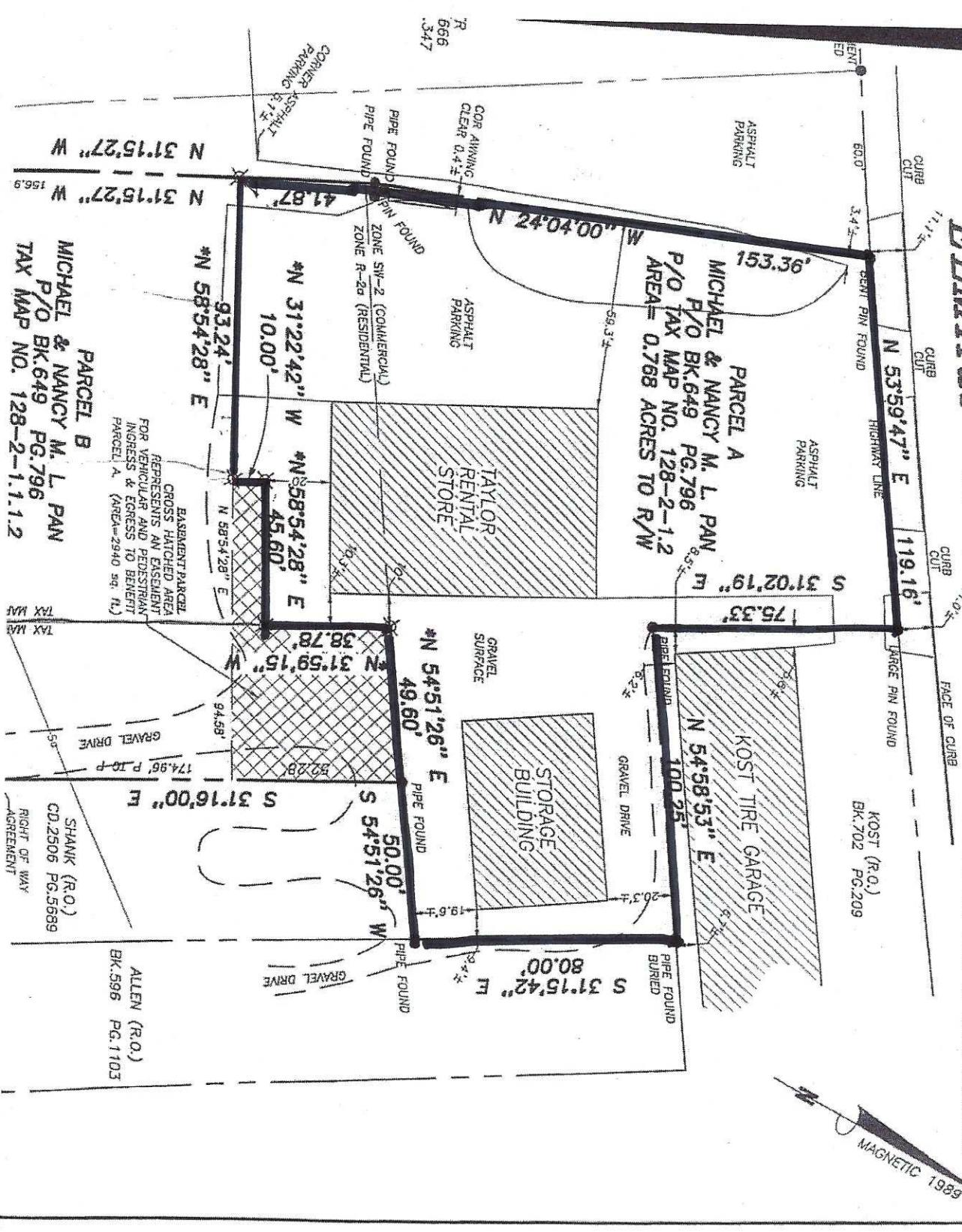
**View: Street Scene  
Looking South**

Tax Map



# ELMIRA ROAD

REFERENCE TO MAP OF NO. 367 ELMIRA ROAD  
DATED SEPT. 28, 1955 BY CARL CRANDALL.



**PARCEL A**  
MICHAEL & NANCY M. L. PAN  
P/O BK 649 PG 796  
P/O TAX MAP NO. 128-2-1.2  
AREA = 0.768 ACRES TO R/W

**PARCEL B**  
MICHAEL & NANCY M. L. PAN  
P/O BK 649 PG 796  
TAX MAP NO. 128-2-1.1.2

KOST TIRE GARAGE

STORAGE BUILDING

TAYLOR RENTAL STORE

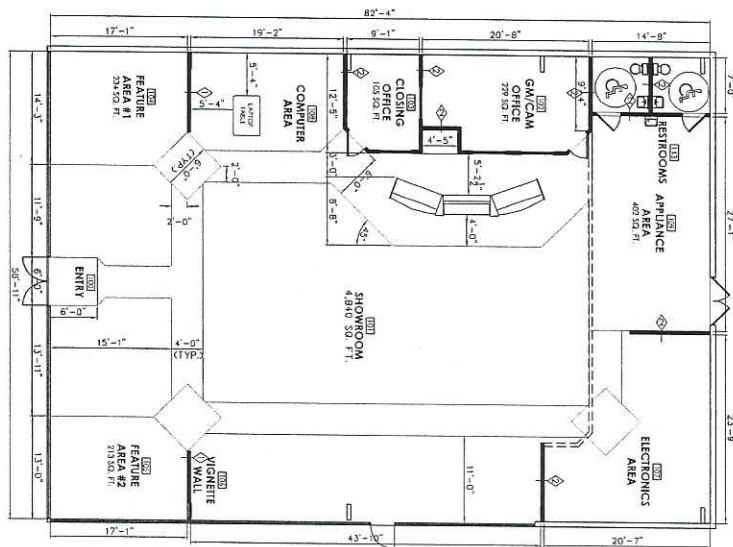
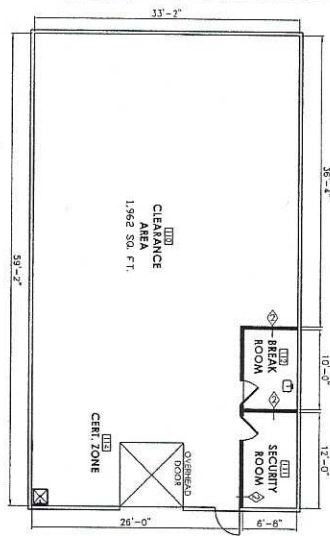
EASEMENT PARCEL  
CROSS HATCHED AREA  
REPRESENTS AN EASEMENT  
FOR VEHICULAR AND PEDESTRIAN  
INGRESS & EGRESS TO BENEFIT  
PARCEL A (AREA=2940 sq. ft.)

SHANK (R.O.)  
CD.2506 PG.5689  
RIGHT OF WAY  
AGREEMENT

ALLEN (R.O.)  
BK.596 PG.1103

KOST (R.O.)  
BK.702 PG.209

MAGNETIC 1989



**Dimension Plan General Notes**

- 1 All dimensions and column locations shall be field verified.
- 2 Vertical walls that are constructed on glass must be centered on a vertical window mullion. Install a vertical cover plate to hide the bare material on the window side. The cover plate is not to extend or overlap past the thickness of the wall and shall be as thin as possible. Point the window side of the cover plate to match window mullion color.

**Legend**

- Room Number / Room Name
- Wall Type (See details on sheet D1)
- Exterior Wall
- Interior Wall
- Soffit Line

SHEET NUMBER: E1	SHEET NAME: DIMENSION PLAN	DRAWN BY: CLK	LICENSE:
STORE LOCATION:	362 ELMYRA ROAD ITHACA, NY 14850	STORE NUMBER: FO	
ISSUE #: 1	DESCRIPTION: FOR REFERENCE ONLY -- NOT FOR CONSTRUCTION	DATE: 04/03/08	



309 EAST PACES FERRY ROAD  
ATLANTA, GEORGIA 30305  
PHONE NUMBER: (678) 402-3000