

FORMER FAMILY DOLLAR

5743 Telephone Road Cincinnatus, NY 13040

AVAILABLE FOR LEASE:

8,000 SF - \$10-12 PSF + NNN



Property Highlights:

- ❖ 8,000 SF - Free Standing Building
- ❖ Pylon Sign
- ❖ 29 Parking Spaces
- ❖ Sprinkler: 100%
- ❖ Zoning: C-Commercial

Tax ID: 123.05-01-10.000

Excellent High Visibility Location for any type of Retail or Restaurant, Pharmacy, Storage and/or Medical Uses!

No representation, warranty, or guarantee, expressed or implied or by operation of law, is made as to the accuracy, reliability, or completeness of this information. This material is submitted subject to errors, omissions, changes, prior sales or withdrawals without notice.

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Overview:

8,000 square foot building situated on 1.51 acres with C-Commercial Zoning. The property offers excellent visibility & exposure with frontage and pylon sign on Telephone Road Extension. Built in 2013 the property was most recently occupied by Family Dollar.

Location description:

Located in the Town of Cincinnatus, the property is well positioned to serve the local market while also working as an ideal infill location between the larger communities of Cortland, Norwich and Witney Point.

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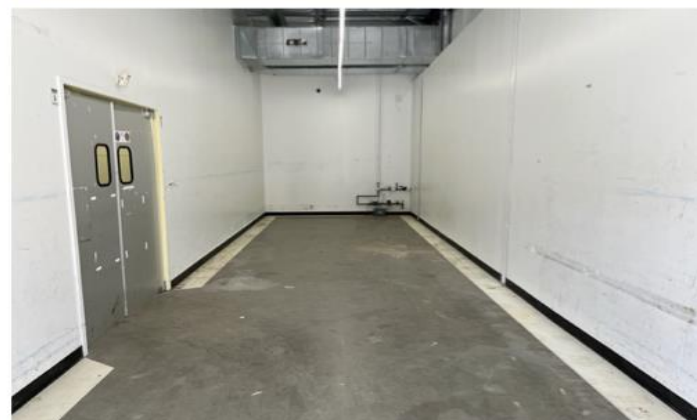
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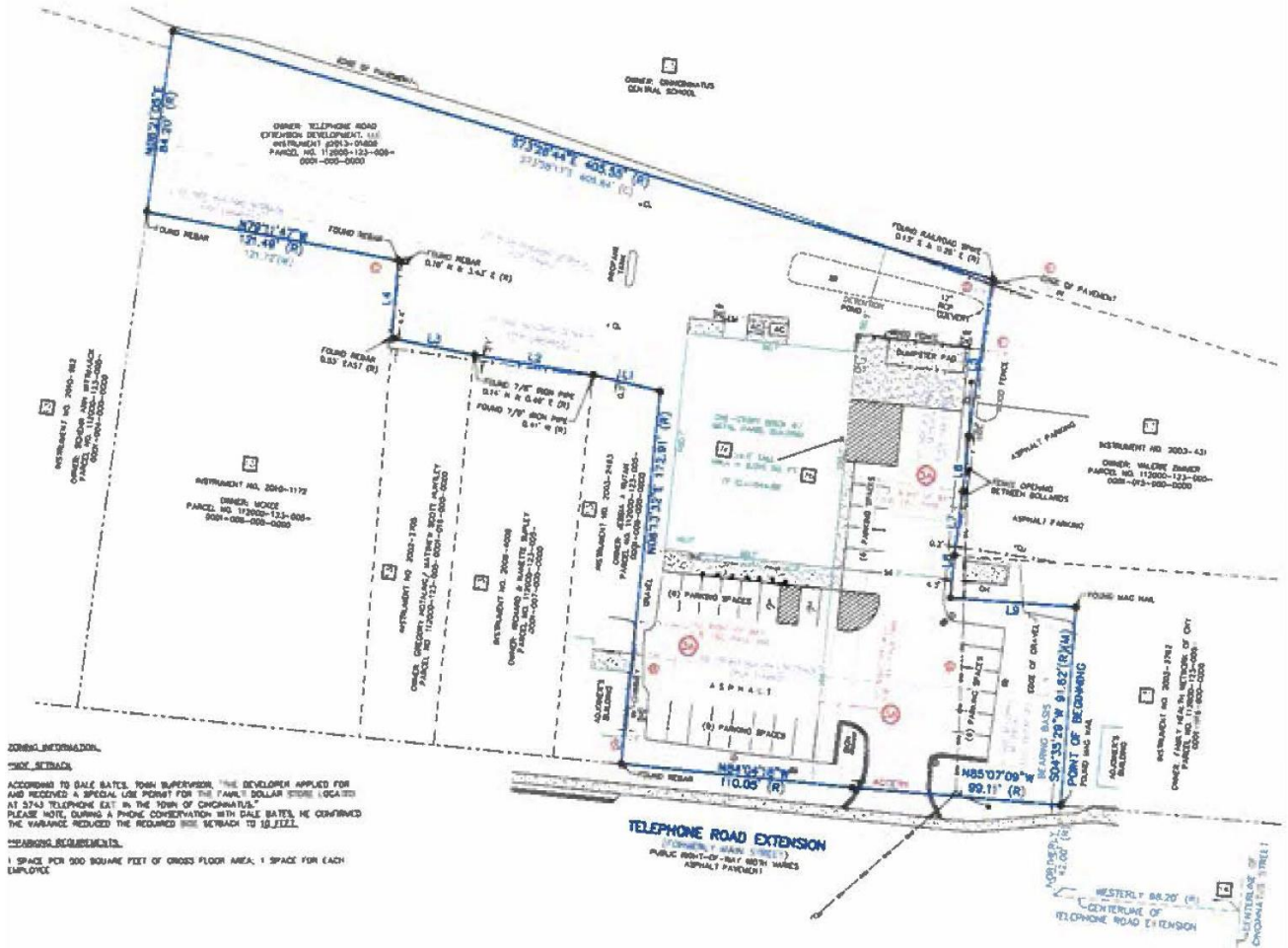
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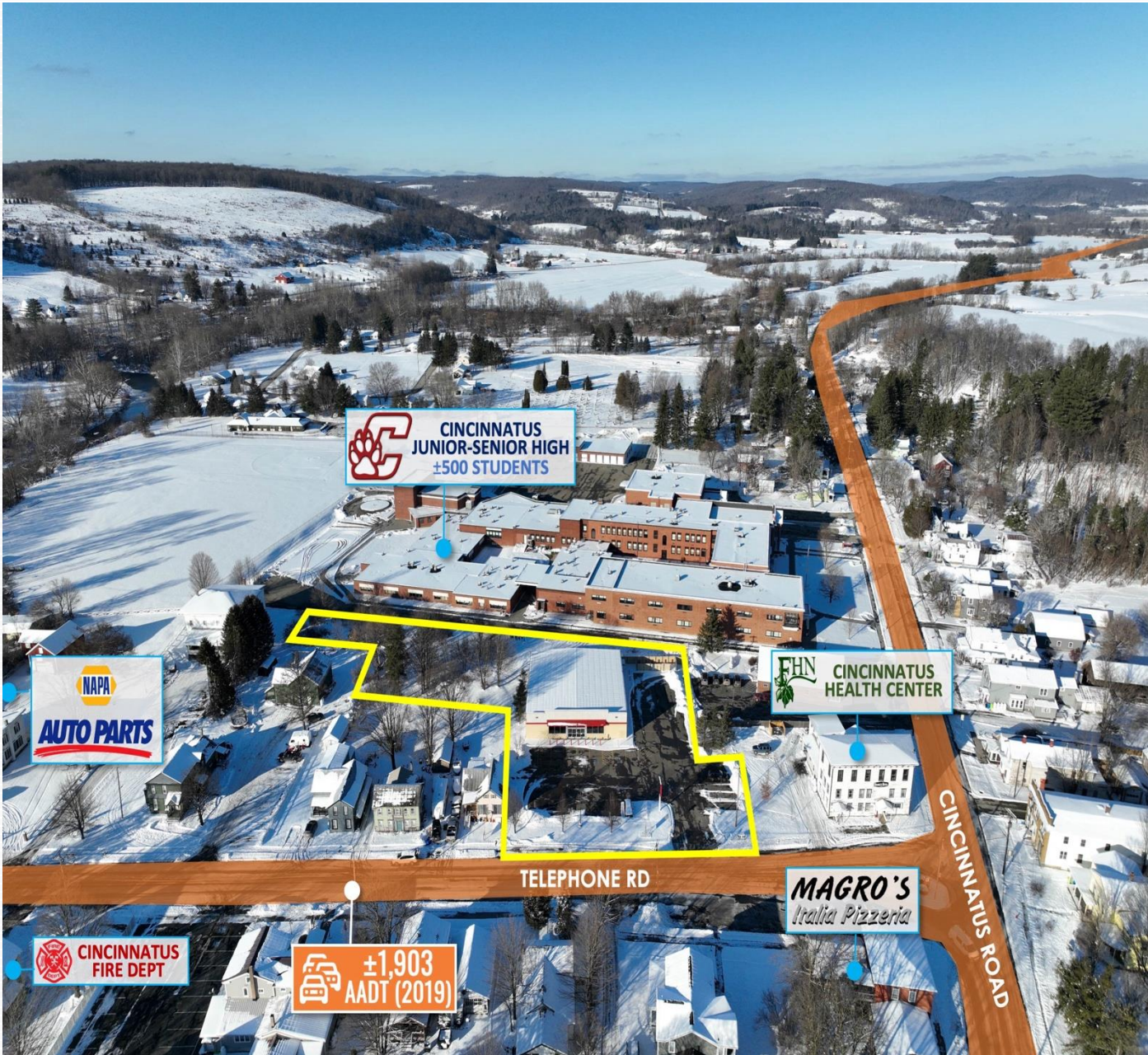
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