

THEOPHILUS CAZENOVE AT CAZENOVIA MARKET

126 NELSON STREET - ROUTE 20 EAST
CAZENOVIA, NY 13035

AVAILABLE: 2,176 SF + 2,166 SF

RETAIL / RESTAURANT SPACE

**TWO TURNKEY
OPPORTUNITIES!**

2,176 SF

2,166 SF

MIXED-USE BUILDING WITH 12 LUXURY APARTMENTS ON FLOORS 2 & 3.
NEXT TO ALDI, McDonald's, Tops Grocery, and minutes away from the
Village of Cazenovia!

- ❖ Great for Diner, Taproom, Restaurant, Coffee, etc!
- ❖ Excellent Signage Already in Place on Both Dougherty DR & US RT 20
Situated Immediately on RT 20
- ❖ Highly Visible and Positioned in Premier Retail District of Cazenovia
- ❖ Brand New Construction Next to Major National Tenants Such as Aldi, McDonald's, Tops, Dollar Tree, Walgreens, Hampton Inn & Suites & More!

Excellent Location for any type of Restaurant, Retail, Office, Financial, Pharmacy, and/or Medical Use!

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.

David C. Muraco
CEO
Empire Management of CNY, Inc.
112 S Burdick St, Fayetteville, NY 13066

**Empire
Mgt. Co.**

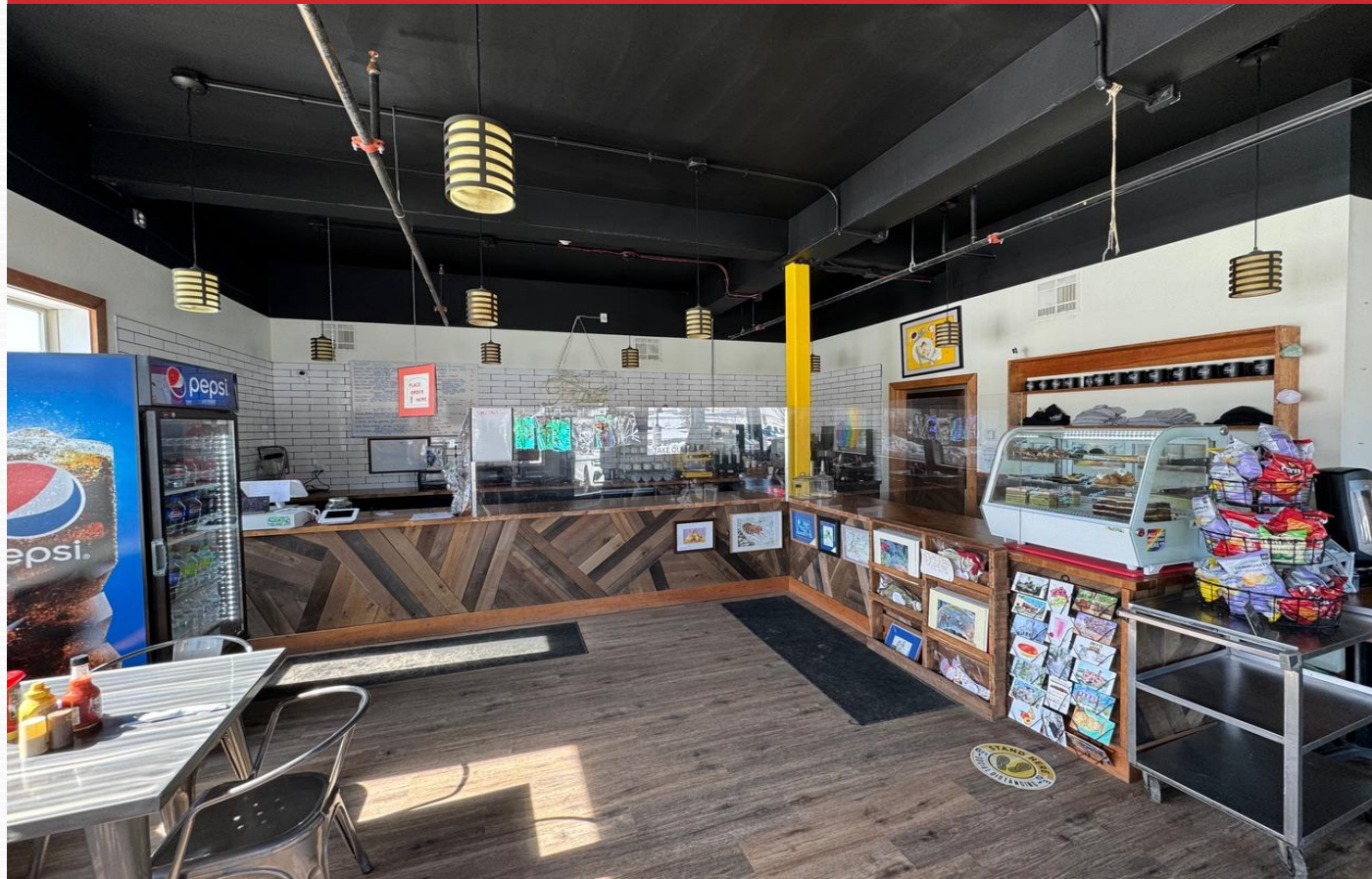
Office: (315) 445-8990
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www.empiremgtco.com

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AVAILABLE: 2,176 SF RETAIL SPACE

BASE RENT: \$3,020.00 PER MONTH (INCLUDES 3 STORAGE UNITS INSIDE KITCHEN)
+ ADDITIONAL FEE of \$300.00 PER MONTH FOR IMPROVEMENTS



- Prior Artisan Bake Shop! AVAILABLE Retail Space for Any Type of Restaurant (Dine In/Take Out)
- Major Infrastructure in Place for Any Type of Restaurant. Complete with Kitchen Hood/Ansul System, Walk in Cooler/Freezer, and More!

Excellent Location for any type of Restaurant, Retail, Office, Financial, Pharmacy, and/or Medical Use!

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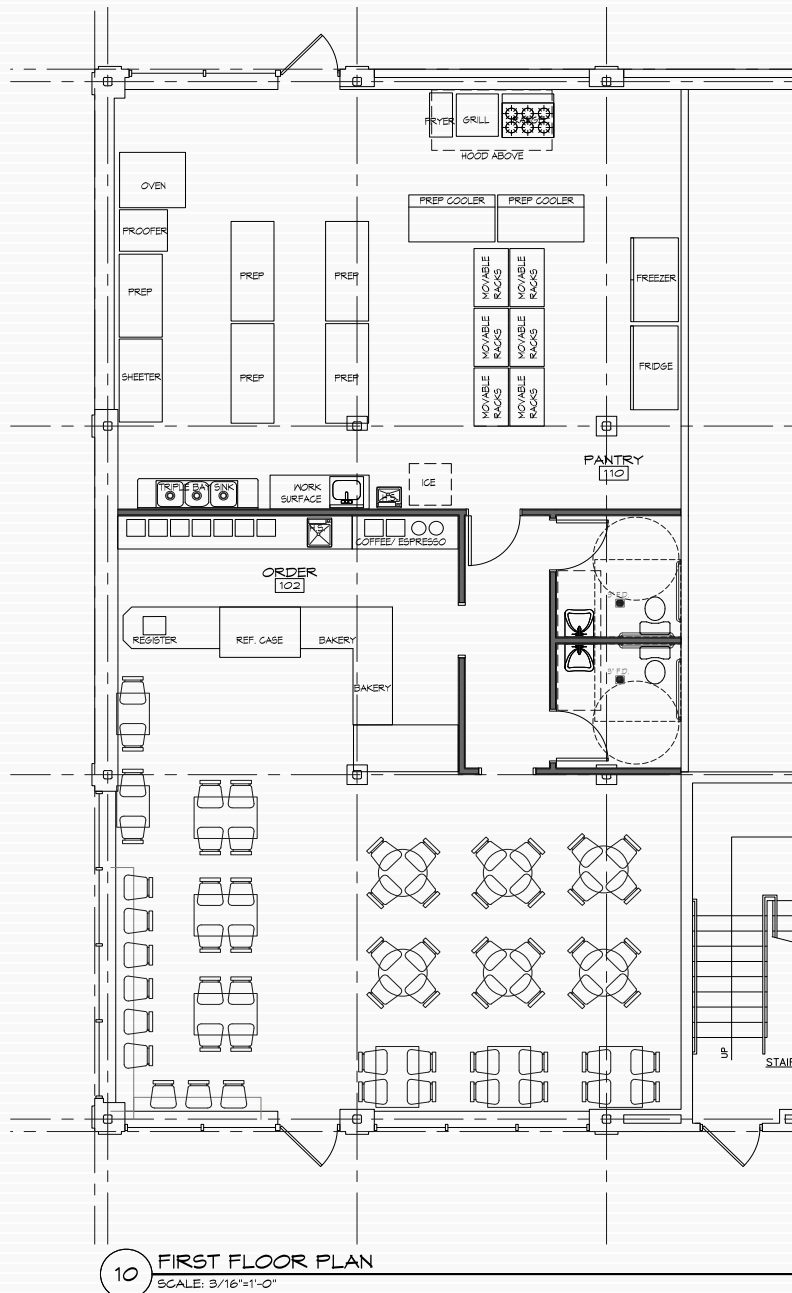
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126 NELSON STREET - ROUTE 20 EAST
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AVAILABLE: 2,166 SF RETAIL SPACE

BASE RENT: \$3,249 PER MONTH



- Former Restaurant! AVAILABLE Retail Space for Any Type of Restaurant (Dine In/Take Out) or Retail!
- Major Infrastructure in Place for Any Type of Restaurant. Complete with Kitchen Hood/Ansul System, Walk in Cooler/Freezer, and More!
- Option to rent a storage unit available

Excellent Location for any type of Restaurant, Retail, Office, Financial, Pharmacy, and/or Medical Use!

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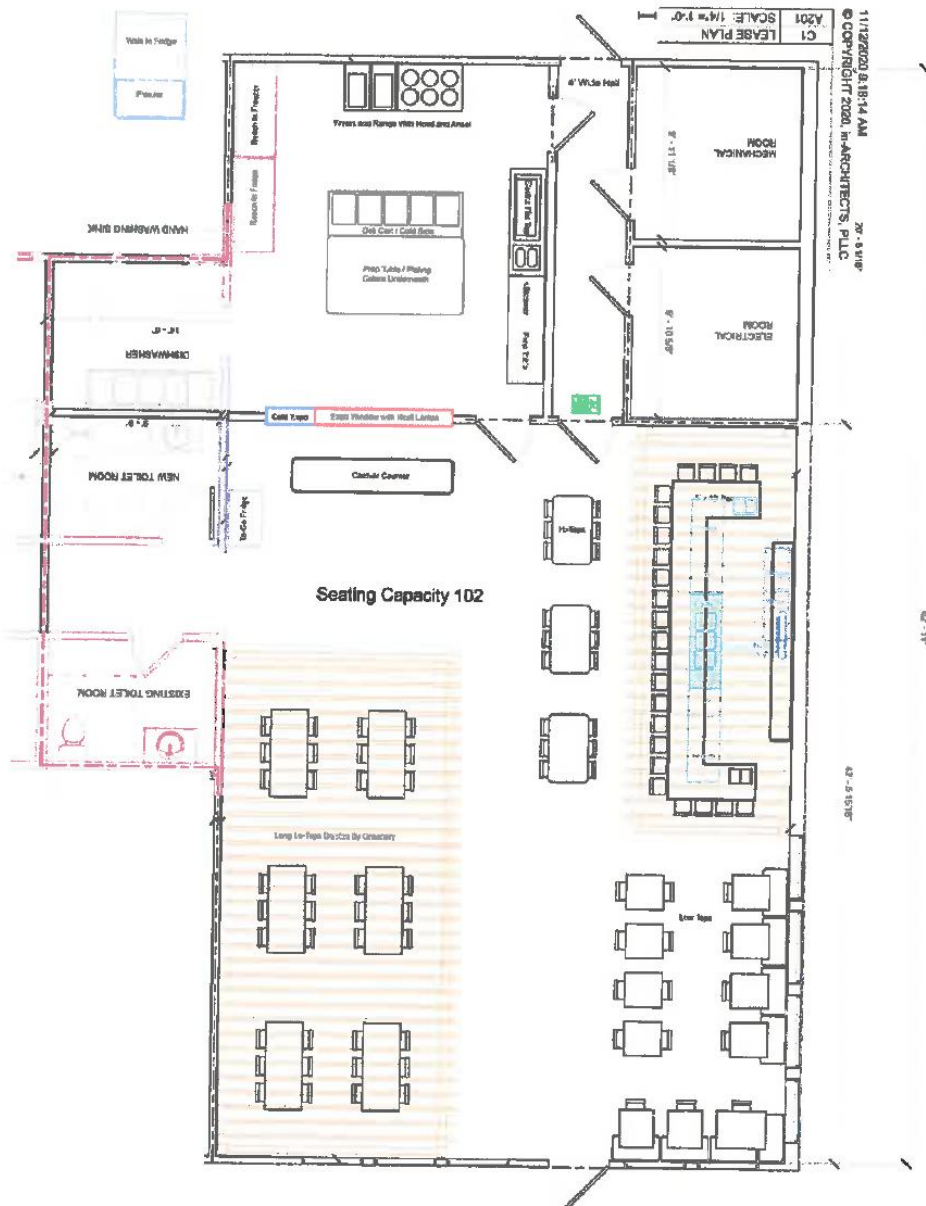
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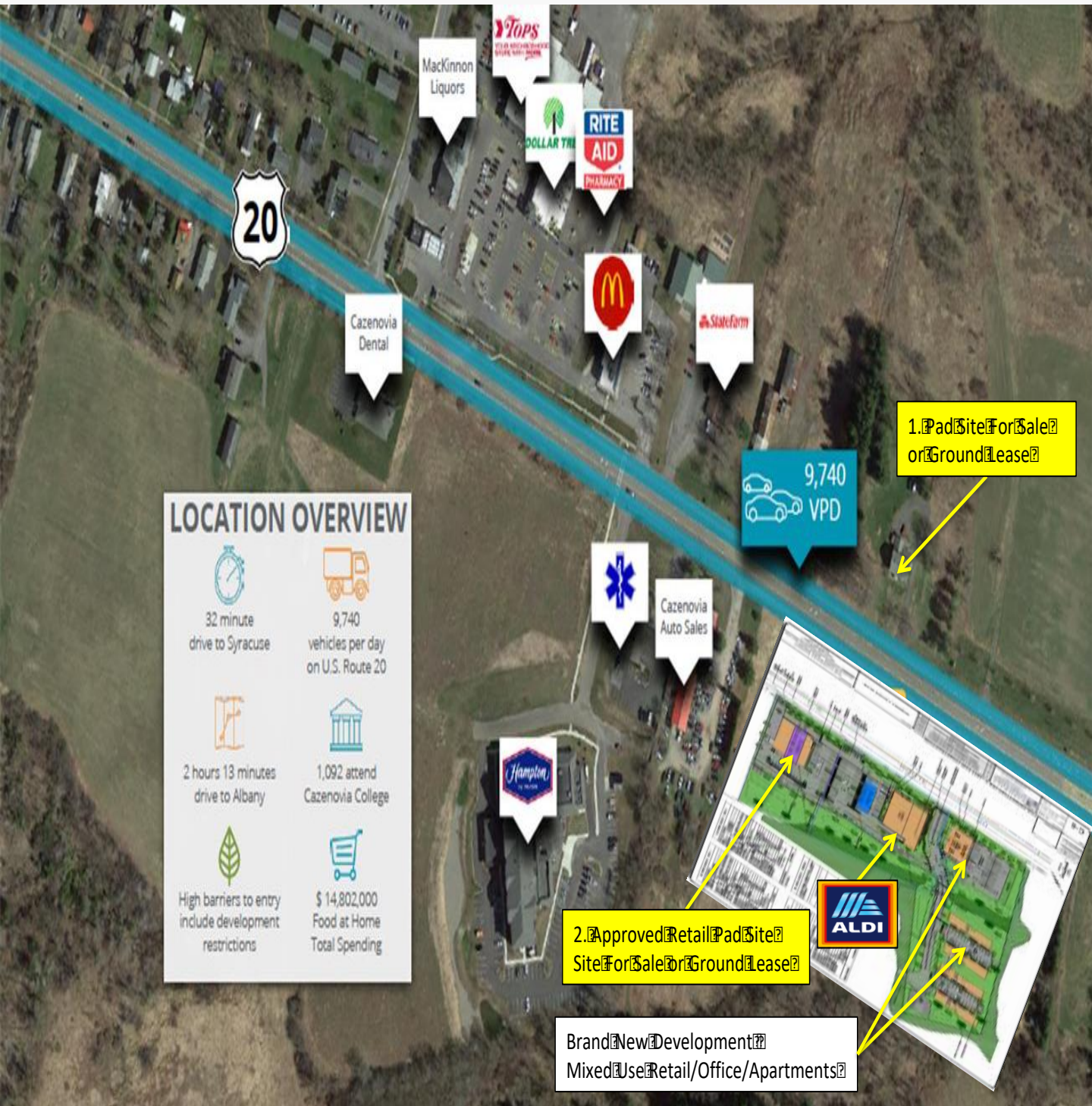


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AERIAL PHOTOGRAPH



Pad Site for Sale or Ground Lease across the street!

Approved Retail Pad Site For Sale or Ground Lease!

Approved for 4 More Apartment Buildings to Rear of Site!

(48 Units)