

**FOR SALE – ASKING \$495,000**

Property Highlights

- 10,752+/-sf 2-story vacant office building
- Well-maintained offices and conference rooms on the second floor with an elevator
- Highly visible corner location
- Additional bordering lot is part of the sale and can be used for additional parking
- Full basement with 2,420sf finished with restroom, large meeting area, storage and sprinkler system (basement only)
- Near numerous offices, retailers and restaurants



EXCLUSIVE CONTACT

Michael J. Manzari, CCIM, SIOR
Real Estate Broker, NY & PA
+1 607 937 9720
mmanzari@pyramidbrokerage.com

8 Denison Pkwy East, Suite 401
Corning, New York 14830
+1 607 937 9720
pyramidbrokerage.com

