



FOR SALE – ASKING \$1,400,000

Property Highlights

- Exceptional land site
- 2.21 Acres of frontage zoned Commercial
- 8.55 Acres zoned Residential
- Highly visible from Route 17
- City water & sewer
- Gas & electric to site
- Access and frontage of Route 434 & Glann Road

LOT SIZE:	10.76+- Acres
TAX ID #'S:	153.08-1-12.2, 153.08-1-12.12 & 153.08-1-12.11
TAXES:	\$ 4,900 appx.
POPULATION:	3 Mi. 10,381 5 Mi. 31,546 10 Mi. 111,080

EXCLUSIVE CONTACT

**Leo F. Jones, President
Real Estate Broker**
+1 607 754 5990 Ext 317
ljones@pyramidbrokerage.com

**Jeffrey Sabitus
Real Estate Salesperson**
+1 607 754 5990 Ext 318
jsabitus@pyramidbrokerage.com

84 Court Street, Third Floor
Binghamton, New York 13901
+1 607 754 5990

pyramidbrokerage.com