

OFFICE BUILDING FOR SALE

The McLean Office and Flex Hub

900 McLean Road,
Cortland, NY 13045

OFFERING MEMORANDUM



ASHLEY WARFIELD

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Office Building For Sale

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SECTION 1

Property Information

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PROPERTY SUMMARY

Office Building For Sale



PROPERTY DESCRIPTION

This 1.20-acre commercial property in Cortland, NY, features two buildings totaling 12,765 sq. ft. of adaptable space, with flex space integrated into the second office for added versatility. Built in 1980, the site offers prime visibility at McLean and West Road, along with ample yard, parking, and expansion potential supported by a 0.22 FAR.

PROPERTY HIGHLIGHTS

- Total Space: 12,765 sq. ft. across two buildings, featuring adaptable flex space directly connected to the second office for greater functionality.
- Acreage: 1.20 acres of flat, accessible land.
- Location: Strategic corner lot positioning on McLean Rd and West Rd.
- Low Density: 0.22 floor area ratio leaves generous room for parking, storage, or expansion.
- Zoning & Versatility: Designated under Zoning 05, making it an ideal fit for mixed office and warehouse operations.
- Front Building - 4,425 Sq Ft.
- Rear Building Office - 2,100 Sq Ft.
- Rear Building Tennis/Flex - 6,240 Sq Ft.

OFFERING SUMMARY

Sale Price:	\$820,000
Lot Size:	1.2 Acres
Building Size:	12,765 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	160	412	891
Total Population	414	1,086	2,415
Average HH Income	\$51,668	\$57,993	\$72,556

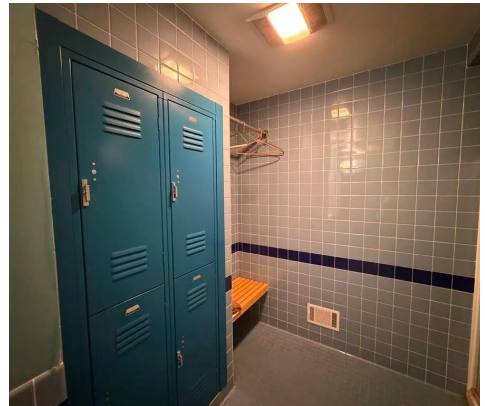
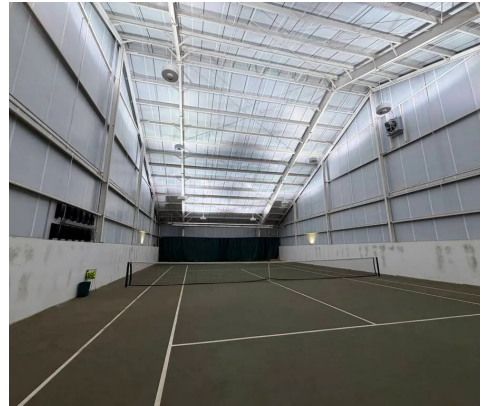
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ADDITIONAL PHOTOS

Office Building For Sale



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Location Information

900 McLean Road,
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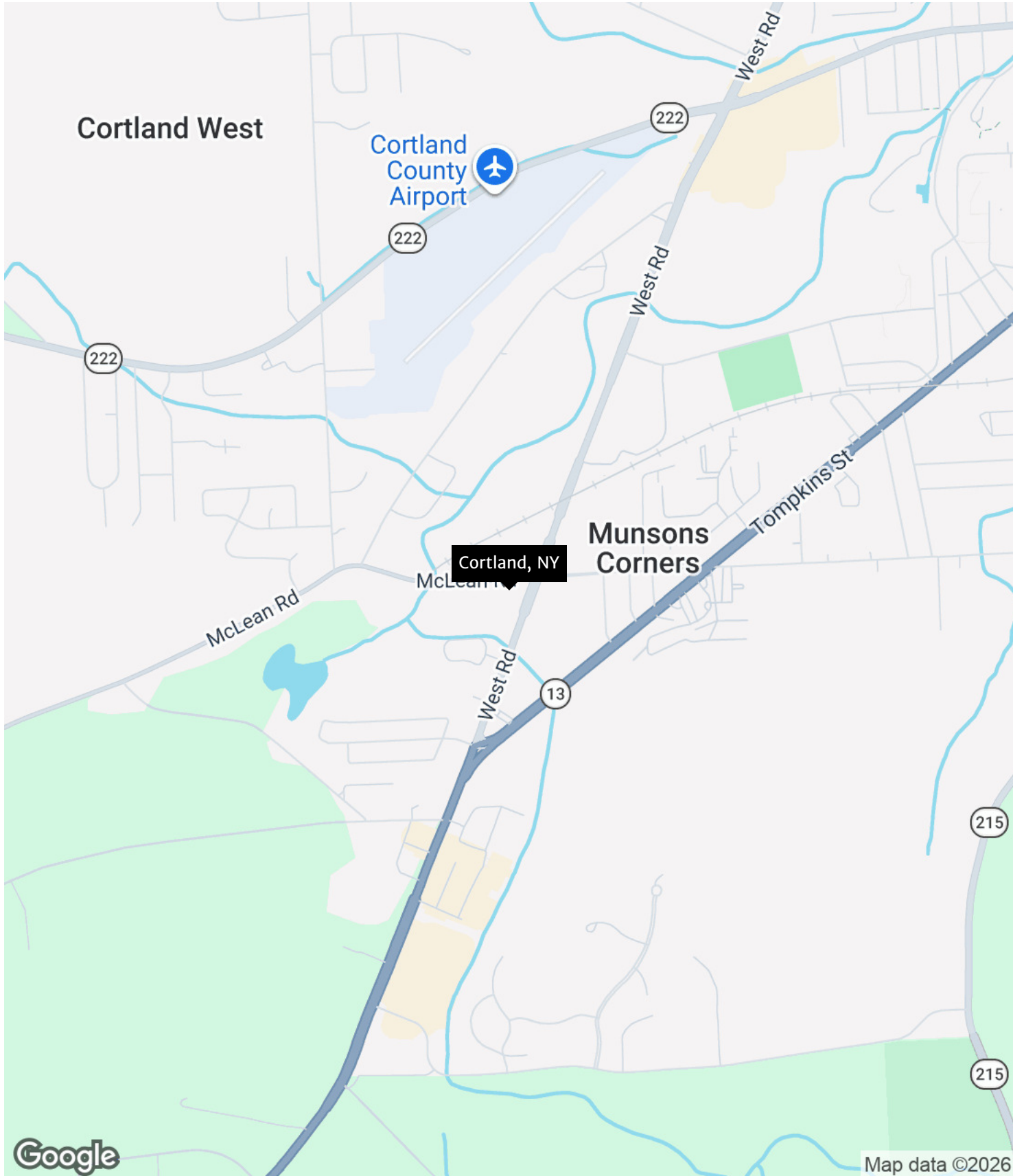
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REGIONAL MAP

Office Building For Sale



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RETAILER MAP

Office Building For Sale

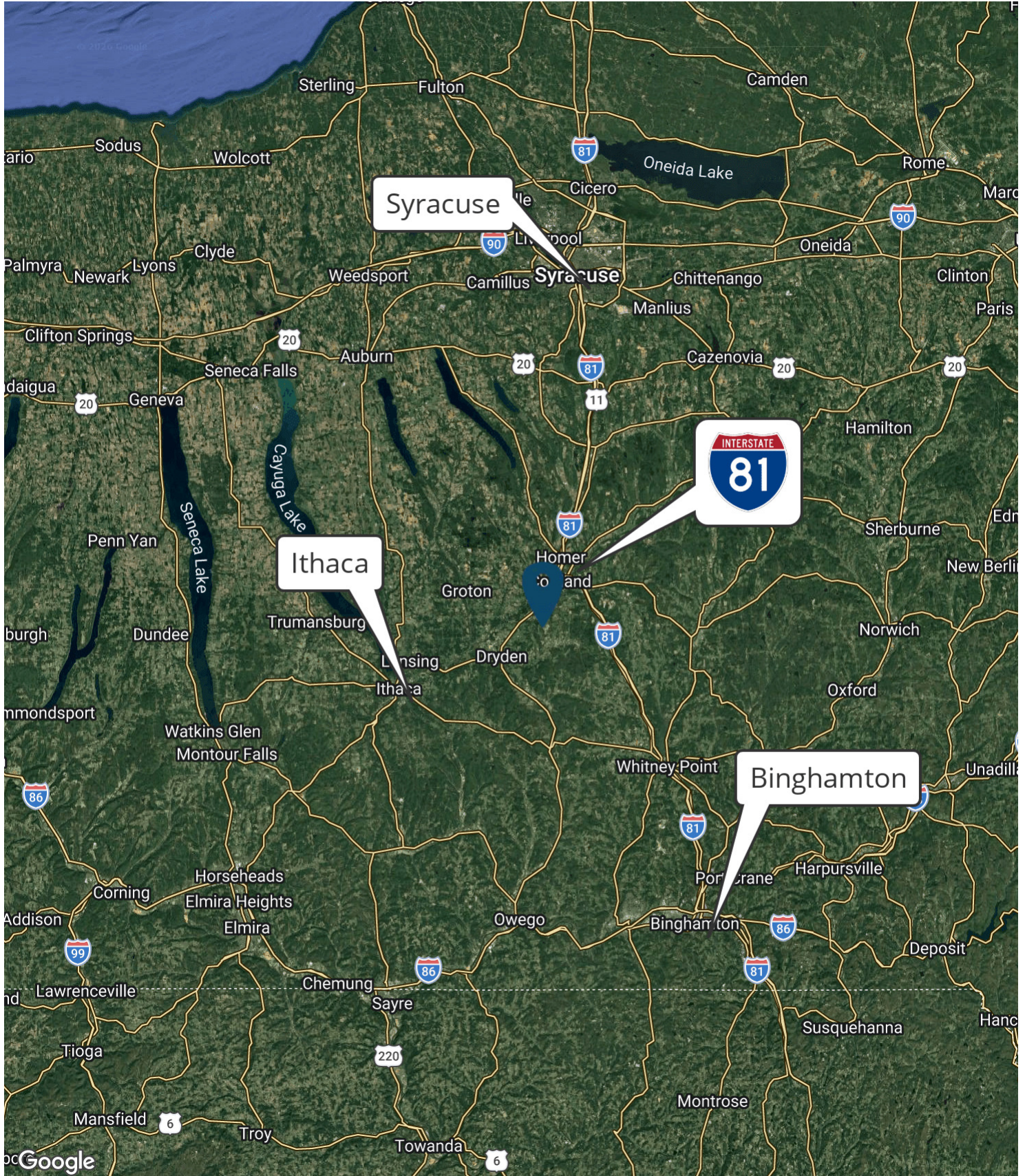


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LOCATION MAP



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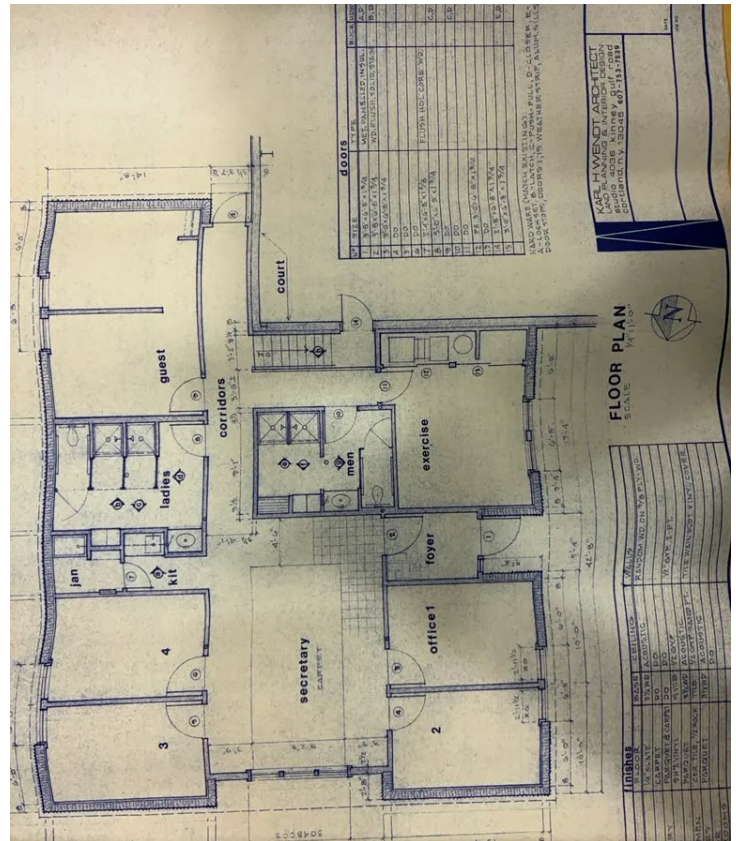
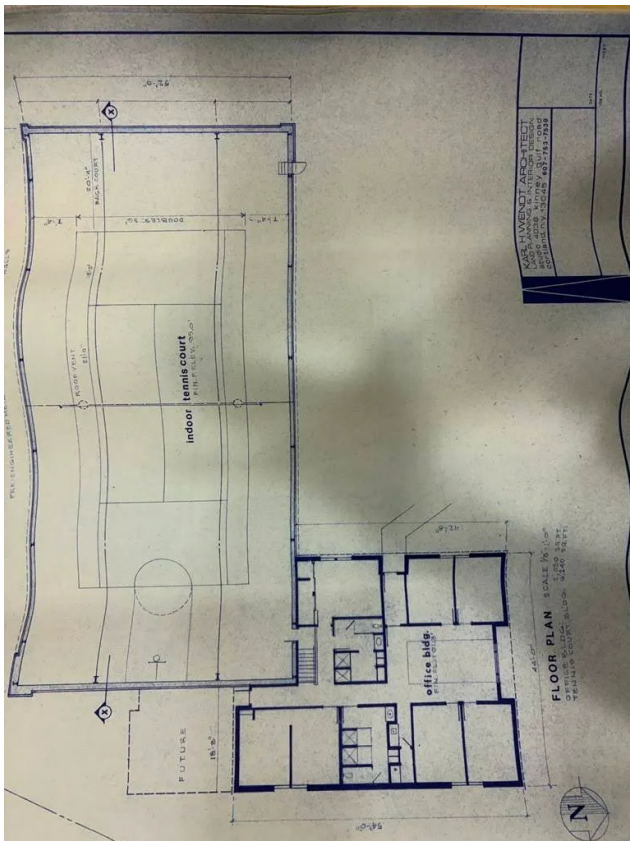
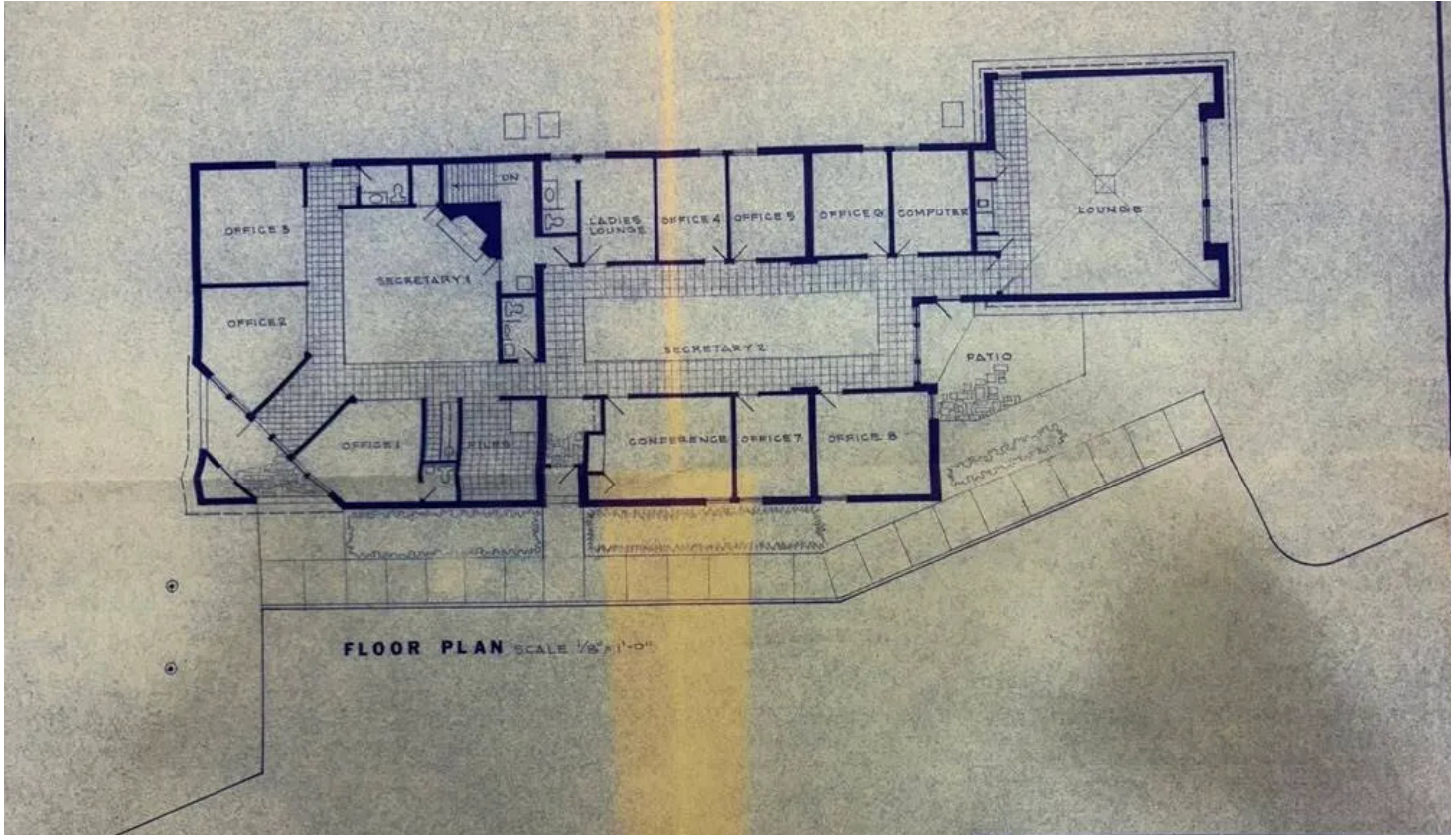
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SITE PLANS



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SECTION 3

Financial Analysis

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FINANCIAL SUMMARY

Office Building For Sale

INVESTMENT OVERVIEW

Price	\$820,000
Price per SF	\$64

OPERATING DATA

FINANCING DATA

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A lifelong resident of Cortland and the Finger Lakes region, Ashley Warfield brings a deep understanding of Central New York's communities and market dynamics to every transaction. As Treasurer for the Syracuse Chapter of the New York State Commercial Association of REALTORS® (NYSCAR), she actively contributes to advancing the state's commercial real estate industry while helping clients achieve their business and investment goals.

Backed by Yaman Commercial's record of over 100 years of combined experience, Ashley delivers trusted guidance and local expertise to both buyers and sellers. Her success is driven by strong communication, organization, and an unwavering dedication to her clients.

Outside of real estate, Ashley enjoys gardening, camping, and spending time with her four children.

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