



MLS#: **R1696253** Commercial/Industrial **A-Active**
815-817 Taber St VR Pricing: **No** List Price: **\$640,000**
County: **Tompkins** Zip: **14850**
Town/City: **Ithaca-City** Pstl City: **Ithaca** Cross St: **Cherry Street**
Area#: **Ithaca-City-500700**
Subdivision:
TxMap#: **500700-073-000-0011-002-000-0000** Acres: **0.19**
Addl TxMap#: **500700-073-000-0011-001-000-0000** Lot Front: **55**
City Nghbrhd: **Southwest Area** Lot Depth: **150**
School Dist: **Ithaca** Lot Shape: **Rectangular**
Type of Sale: **Normal** Lot #:
High School: **Ithaca Senior High** Lot SqFt: **7,500**
Middle School: **Boynton Middle** Gr SqFt: **3,636**
Elem School: **Fall Creek Elementary** Trans Type: **Sell**
State: **NY - New York** # Attach: **3** Yr Blt Desc: **Existing**
Photo: **50**

Listing Office Information

Offc Name: **Warren Real Estate of Ithaca Inc. (IB41M)**
Offc Addr: **830 Hanshaw Rd
Ithaca, NY 14850**
LA Name/ID: **Kathleen (Kate) Seaman (IBkseaman)**
LA Email: **kmseaman@warrenhomes.com**
LA Dir Phone/Fax: **607-280-3339**
LA 2 Name/ID: **John Burruss (IBjburruss)**
LA 2 Email: **jburruss@warrenhomes.com**
LA2 Dir Ph/Fax: **239-887-5953**
Owner Name: **Frederic R Bouche**
Owner 2: **Joanna G Luks**
Owner Addr:

Offc Lic#: **109910717**
Offc Phone: **607-257-0666**
Offc Fax: **866-309-3188**
LA Cell #: **607-280-3339**
LA Acpts Txt:
LA License #: **30SE0908346 (NY)**
LA2 Cell: **239-887-5953**
LA2 Acpts Txt:
LA2 NY Lic#: **10401316265**

Seller Attorney:
Listing Type: **Exclusive Right To Sell** Spc Conditions: **No**
Service Type:

Exclusions:
Seller Atty Email:
List Date: **07/10/2026**
Expire Date: **05/06/2027**
DOM: **31**

Negotiation w/: **Listing Broker Only**
Show Appt/Desc: **239-887-5953; List Agent - Call for Showing Instr, List Agent - Text for Appt, Other - See Remarks**
Private Rmrks: **This listing is for the real estate only - duplicated listed as business & real estate R1674109. Call John Burruss for showings - 239-887-5953 - best time to show is Monday-Thursday during the day if possible. Buyers must be qualified prior to receiving financials or a showing. Assessment and tax calculations consider both parcels. Parcel 1 is the commercial winery - parcel 2 is the residential house which is currently rented. 5 Off street parking spaces for the winery - plus large adjacent parking lot shared with neighboring business, based on a verbal agreement. 2 Off street parking spaces for the residential house. Certificate of Compliance for house was just renewed in 2025.**

Branded VT: **Click Here**
Unbranded VT: **Click Here**
Aerial Drone Video:
Virtual Tour 3D: **Click Here**

Ad Headline:
Ad Copy:
Sub Board: **Ithaca**
Attribution Contact: **607-280-3339**

Waterfront/Water

Waterfront: **No**

Island/Name: **No**

Riparian Rgts:

General Information

Category:
Sale Incl: **Land and Building**
Type Bldg: **Other - See Remarks, Residential, Winery**
Bus Name:
Bus Type: **Winery**
Elec Svc:
Prop Use:
Location: **Industrial, Residential**
Floor:
Parking: **7/Other - See Remarks**
Zoning: **CSD**

Tot Units: **2**
Stories: **2.0**
Bldgs: **2**
Franchise: **No**
Avail Prkg: **7**
Mx Ceil Hgt:
Mx OH Dr:

Basement:
Loading:

Office SqFt:
Manuf SqFt: **3,636**
Res SqFt: **840**
Retail SqFt:
Leased SqFt:
Whse SqFt:
Vacant SqFt:

Public Remarks: **A rare opportunity to own one of downtown Ithaca's most distinctive commercial properties in the heart of the thriving West End. Recognized with preservation awards from Historic Ithaca and the City of Ithaca, this architecturally significant building combines exceptional character, flexibility, and a prime location. Constructed using regional architectural salvage, the building offers striking design, quality craftsmanship, and versatile commercial space suitable for a wide variety of uses including a restaurant, brewery, distillery, retail store, offices, gallery, event venue, wellness business, or specialty food operation. Features include spacious production and workshop areas, multiple finished commercial spaces, two public-facing rooms, a private courtyard, and additional display space, allowing for endless possibilities. Included in the sale is the adjacent parcel with a separate one-bedroom, one-bath residence that currently generates excellent rental income or could serve as an ideal owner-occupied home. Located along the Waterfront Trail in Ithaca's vibrant West End, the property enjoys excellent visibility and easy access to the Ithaca Commons, Cayuga Lake, the Farmers Market, and numerous restaurants, shops, and businesses. This offering is for the commercial real estate only. The winery business, brand, equipment, inventory, licenses, and intellectual property are not included but may be available separately. A truly unique opportunity to own a landmark commercial property in one of the Finger Lakes' most desirable locations.**

Directions:

Utilities Information

HVAC Type:	AC-Central, Forced Air, Radiant	Sewer/Water:	Public Sewer Connected, Public Water Connected
HVAC Fuel:	Gas	Boiler Type:	
Electric:	Connected	Insulation:	Fiberglass Insulation, Rigid Foam Insulation
Energy Eqpt:	None	Septic Location:	
Type of Well:		Well Location:	
Grn Bld Vr Type:			
Grn Indoor Air Q:			
Grn Water Cnsrv:			

Additional Information

Living Qrttrs:	Yes/Other - See Remarks		
Available Docs:	Aerials, Other - See Remarks		
Bldg Misc:	Air Compressor, Floor Drain, Pallet Storage, Restroom - Public, Security Service, Shelving		
Public Trans:		# of Leases:	
Total # Residential Units:	1	Constr Mtrls:	
Studio:	Docks:	Roof:	Asphalt, Rubber Membrane
1 Bed:	Rooms:	Yrs Estb:	
2 Bed:	Trk Bays:	Seat Cap:	
3 Bed:	Employees:	Accessibility:	
		Seller Desires:	

Financial Information

Possible Fin:	Cash, Commercial Loan	Equity:	\$640,000	Town/Cnty Tax:	\$1,519
1st Mtg Bal:	\$0	Tax Info:		City/Vil Tax:	\$3,795
2nd Mrt Bal:	\$0	Assess Val:	\$310,000	School Tax:	\$4,690
Escrow Agt/Bnk:	TBD/TBD	AnnI Spc Assess:	\$0	Total Taxes:	\$10,004
Gross AnnI Inc:		Net Op Income:		Orig. List Price:	\$640,000
AnnI Op Exp:					
PriceChg Time:					
Inc/Exp Info:	None				
Op Exp Incl:	Other - See Remarks				

Display & Occupancy Information

Possession:	At Closing	Lockbox Serial #:	
Internet:	Yes	AVM:	No
Vacancy Rate:		Blog:	No
	Inet St Adrs: Yes	Realtor.com:	Yes
	IDX: Yes		

MLS#: **R1696253**Kathleen (Kate) Seaman
NY Licensed Assoc. R.E. BrokerWarren Real Estate of Ithaca Inc.
830 Hanshaw Rd Ithaca, NY 14850

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