

FOR SALE

Retail and Restaurant Space

13294 State Route 38, Richford, NY 13835



Property Highlights:

- Located at the key intersection of State Route 79 & Route 38, offering access to the Finger Lakes Sports and Recreational Region.
- Serving the local markets, commuters to Cornell & Binghamton universities, Ithaca College, Tompkins-Cortland and SUNY Broome Community Colleges.
- 2,000 SF restaurant space with seating for 50+. Restaurant space includes two propane FHA/AC units, 200 amp 3-phase electric service, stand-by propane generator, service bar, kitchen, and customer restrooms. Lease rate \$2,000 per month.
- Retail suites available from 1,000 SF to 3,000 SF. Suites are individually metered 200 amp storefronts each with mini-split HVAC units, rear service door and restrooms.
- Modern, energy-efficient construction.
- Ample paved parking.
- Paved Rear access driveway.
- **Price Reduced to \$499,000**



3630 George F. Highway, Endwell, NY 13760



37 Glenwood Ave, Binghamton, NY 13905

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