

**FOR SALE – \$595,000**

## Property Highlights

- 5,830+/-SF former medical space currently used as an office
- Includes reception area with a waiting room
- 2 conference rooms
- 7 offices
- Storage areas and partial basement for additional storage
- Unique design with natural lighting from the roof
- Some offices still have sinks/cabinets in place from being medical
- Large parking lot for 14 vehicles
- .3-acre lot

## Location Highlights

- At traffic light
- Highly visible location on the corner of E. Denison Parkway and Columbia Street
- 14,152 AADT- 2024 on Denison Parkway



## EXCLUSIVE CONTACT

**Michael J. Manzari, CCIM, SIOR****Real Estate Broker**

+1 607 937 9720 Ext 301

mmanzari@pyramidbrokerage.com

8 Denison Pkwy East, Suite 401

Corning, New York 14830

+1 607 937 9720

**pyramidbrokerage.com**



