



• LOCAL KNOWLEDGE • NATIONAL REACH

Commercial / Industrial Sales & Development

1 North Main St., Suite 202, Cortland, NY 13045 • (607) 756-5872 • Fax (607) 758-3776 • e-mail: dyaman@verizon.net

INTRODUCING



2085 DRYDEN ROAD

TOWN OF DRYDEN, NY

BUILDING SPECIFICATIONS

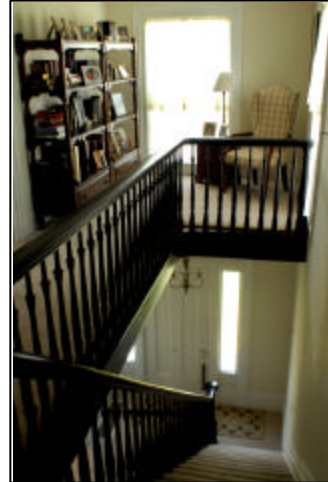
Building Dimensions:	Office/Residential Bldg – 36 X 42 ft. with 18 X 20 ft addition Showroom #1 75 X 100 ft. Showroom #2 80 X 125 ft. with 16 X 32 ft. addition (see enclosed diagram)
Total Sq. Ft.:	21,100 s/f total
Construction:	Office/Residential – The original portion of the Office was constructed as a home in 1854 and has been well maintained since owned by Steven’s Heritage Furniture. It is a post and beam construction with a stone foundation basement. The two showrooms are a “Chief” steel construction product on slab with metal roof and metal exterior.
Date of Construction:	Office/Residential Bldg – 1854 Showroom #1 – 1987 Showroom #2 - 2004
Floors:	Showrooms are slab with commercial grade carpeting with some wood surface
Ceilings:	Office/Residential ceilings are drywall; the showrooms have dropped commercial grade acoustical ceilings at 10 feet, with strip lighting throughout.
Interior Height:	Showrooms are 16 feet height at the eaves and 20 feet at the center perlins.
Sprinklers:	None
Loading Dock:	Two located in the rear of Showroom #2; one overhead door is located on north end of showroom #1.
Bathrooms:	One used for retail area. Two in Office/Residential space, with one on the main floor and one on the second floor.
Septic:	“Low use” retail with leach field.
Water:	Well
Heat:	6 units total – one dedicated to the apartment, the balance work in unison for the commercial space. All are 125,000 BTU units; all are relatively new and well maintained.
Electricity:	NYSE & G, 200 amp, 110 volt, 220 service
Parking:	25 cars with two handicap spaces over blacktop. More spaces can be easily added.

OFFICE/RESIDENTIAL BLDG

Narrative: In 2007, this portion of the retail complex was completely renovated for use as offices and a high-end three bedroom, 1 ½ bath residential facility.

First Floor: Showroom
1 office – 16 ft. X 18 ft.
1 office – 20 ft. X 22 ft.
2 – Bathrooms
Dining Room
Kitchen
Family Room

Second Floor: 3 bedrooms
Sitting room
Full bath



This building has been well maintained through the years. It is structurally sound with an interior that has been recently renovated to offices on the first floor, and a very nice large 3 bedroom living space.

SHOWROOMS

Narrative:

The Stevens family acquired the original building (a turn-of-the-century home) and land in 1987 and constructed the 7,500 s/f showroom while using the residential building for additional retail space. It was constructed with an 18 ft. by 20 ft. connector for fire rating purposes. In 2004, a second showroom containing 10,000 s/f was added with the use of a 32 ft. by 16 ft. connector.



Investment:

Due to the way that the complex of buildings were constructed, the property works very well as one 21,100 s/f facility, or as three separate units that could be occupied for a variety of activities. By disconnecting one or both of the 16 ft and 18 ft wide “connectors”, up to three separate stand-alone buildings can be accessed from the parking lot. As separate buildings, each showroom would need water and septic intalled.

MISCELLANEOUS

Accessibility:	The facility is equidistant from Ithaca (approximately 8 miles to the west) and Cortland (approximately 9 miles to the east); and is surrounded by a large rural population between to two cities. The Town of Dryden, one of the fastest growing municipalities in New York State is one mile east.
Demographics:	The 15, 20 and 25-mile radius demographic analysis (enclosed) demonstrates a large regional population with good access: Within a 15 mile radius – 126,720 population Within a 20 mile radius – 162,978 population Within a 25 mile radius – 197,503 population
Traffic Count:	New York DOT has determined that traffic count on NYS Route #13 at the overlap of Route 366 (approximately 3 miles west of subject) is 16,443 AADT and the count at the overlap of Route 392 (approximately three miles east of subject) is 12,543 AADT.
Acreage:	Approximately 2.26 acres are available with the buildings. Additional acreage can be acquired with road frontage along NYS Route 13, or to the rear of the property.
Tax Parcel:	A portion of tax map parcel 46-1-69.16
Road Frontage:	296.90 on NYS Route #13
Topography:	Flat, drains well to the rear of the property.
Zoning:	Agriculture – property is “grandfathered” as a commercial facility.
Environmental:	This property was vacant prior to the construction of the furniture store. There are no underground tanks.
Assessment:	\$655,800 with a 90% equalization rate
Taxes:	\$22,866 in 2006
Availability:	Owner will require four (4) months to conduct a sale to liquidate inventory.
Sale Price:	\$1,400,000
To Inspect:	Call David Yaman 607-756-5872

The above information is believed to be accurate and is derived from sources believed to be trustworthy. While it is believed to be correct, the accuracy of the above information has not been confirmed. David Yaman Realty, its agents and principal do not warrant, guarantee or make any representations with respect to said accuracy. You are responsible for independently confirming the accuracy and completeness of the information.