

**Great Dane Properties**



**Now Available**



117 North Street, Dryden, NY 13053  
1,400 sf Fast Food/Restaurant with Drive thru  
Plenty of parking, Great Visibility, High traffic counts.  
Seating Capacity 38

For more information or to see this property contact:  
Joe Draghi

## **Commercial Real Estate Sales, Leasing & Management**

**Licensed in:  
NY, CT, MA, VT**

**Joe Draghi**  
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McLean, NY 13102

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### Site information

**Location:** 117 North Street (NYS Route 13), Dryden, NY 13053  
Tompkins County

**Traffic Access:** Entry and exit points off NYS Route 13

**Visibility:** Highly visible from both directions on NYS Route 13 as well as intersection of Route 38.

**Acreage:** Lot size is approximately 100' x 150' deep

**Tax Parcel #:** 38.-1-32

**Road Frontage:** Approximately 100'

**Parking:** Paved drive around parking lot with plenty of parking.

**Lease Price:** \$12.00/sf + taxes (\$394.00/month) & Insurance  
Tenant contracts and pays for snow plowing and  
landscape maintenance.  
Sewer metered and billed separately

### Building specifications

**Gross Floor Area:** Approximately 1400sf

**Exterior Dimensions:** see attached floor plan

**Interior Dimensions:** see attached floor plan

**Construction:** block and exterior steel frame construction  
Dryvit w/ faux shake shingle facade

**Utilities:** NYSEG 400 amp 3 phase service

**Heat:** Gas Fired forced hot air—attic mounted

**Air:** Central

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## Great Dane Properties

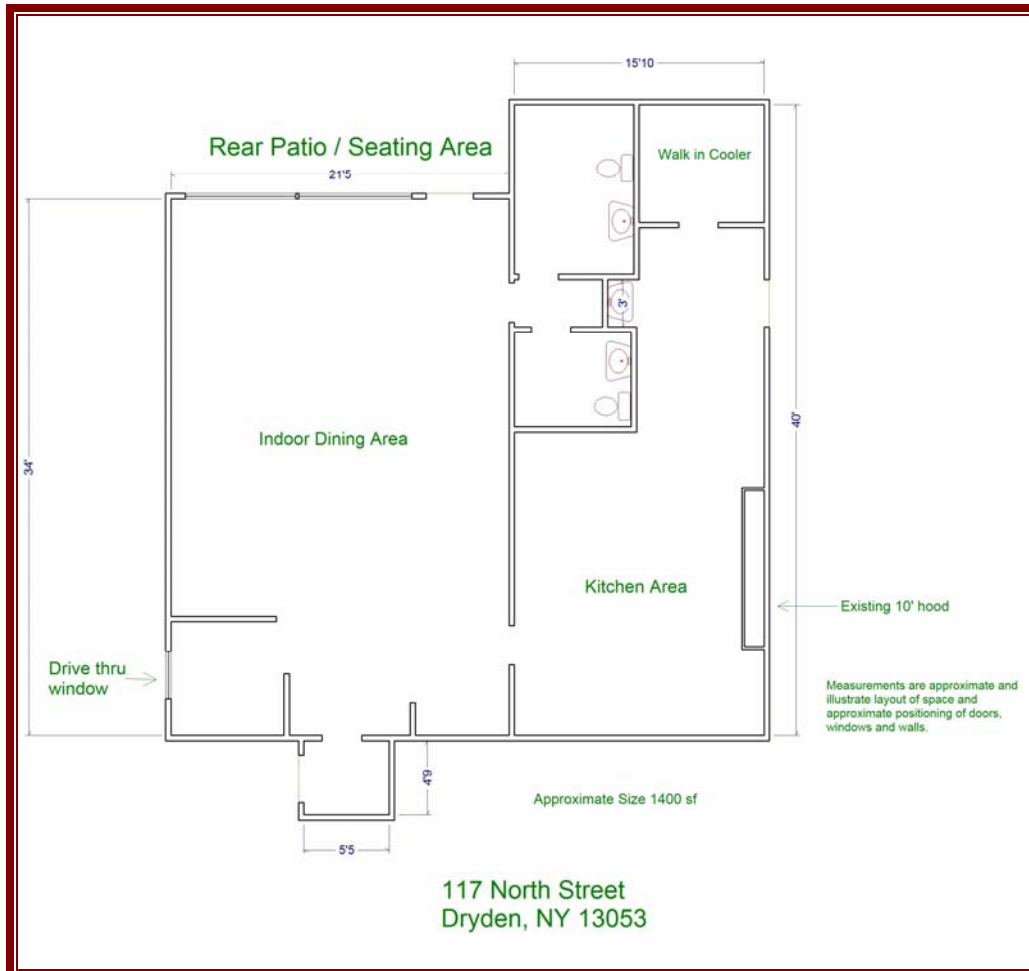
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## Floor Plan

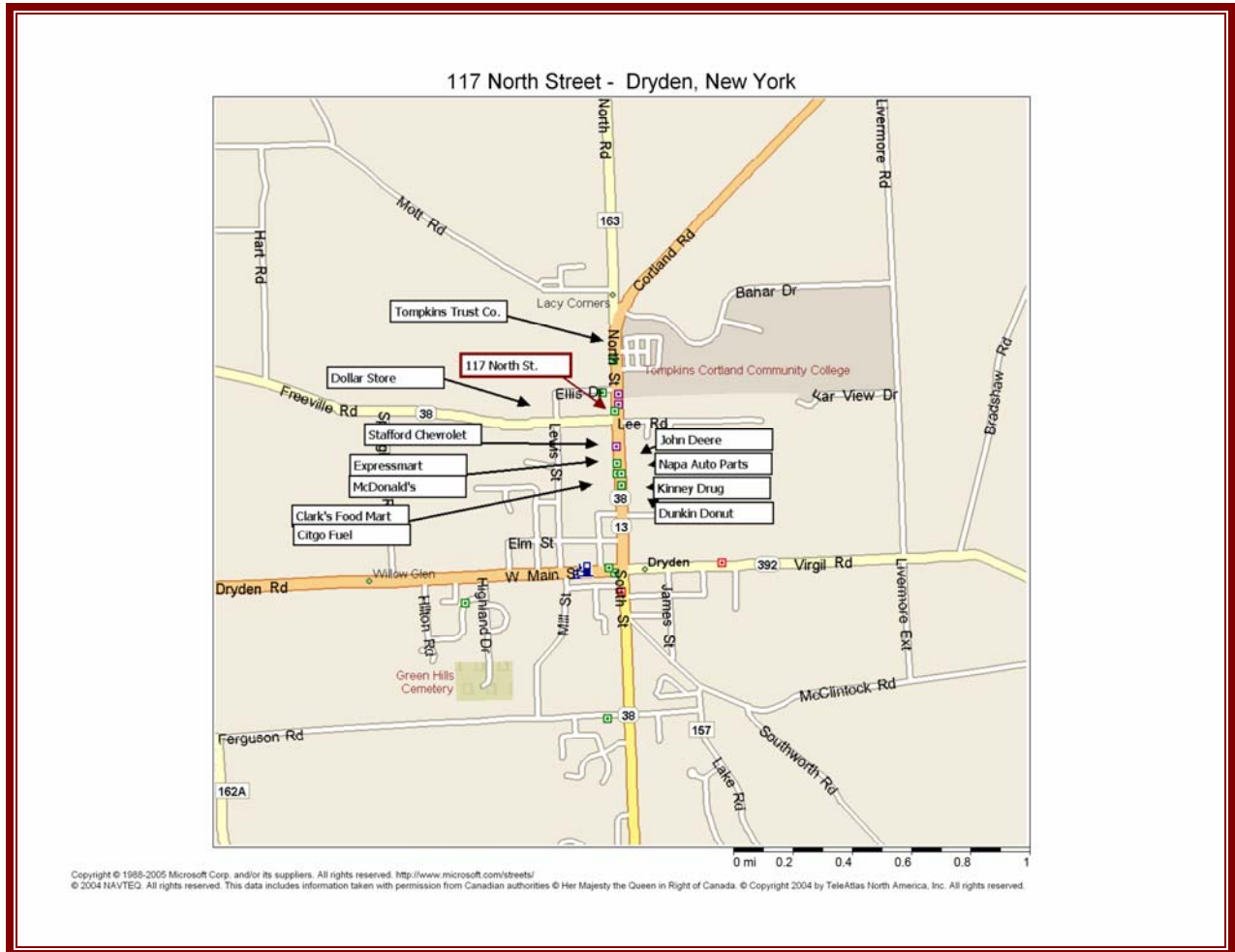


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## **Restaurant Specifics**

■ Seating Capacity – 38

■ Drive Thru Window



■ Traffic counts at the NYS Route 38 & NYS Route 13 Intersection are 12,543

cars (NYS DOT 2002)

■ Close proximity to businesses, Tompkins Cortland Community College (TC3)

& Local High School

*All Information furnished regarding buildings for sale or lease is from sources deemed reliable, however, no warranty or representation is made as to the accuracy thereof and same is subject to errors, omissions, change of price, prior sale, lease, financing or withdrawal without notice.*

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