

Great Dane Properties



Now Available



11 Ellis Drive, Dryden, NY 13053
Approximately 1,050 sf

Retirement has left this former Ice Cream Shop Available

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
PO Box 212
McLean, NY 13102

Phone: 607/838-DANE
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www.greatdaneproperties.com



Site information

Location: 11 Ellis Drive, Dryden, NY 13053
Tompkins County

Traffic Access: Easy Access from Ellis Drive

Acreage: Neighborhood Shopping Center has 3,500 sf Gross Leasable Area

Tax Parcel #: 38.-1-32

Road Frontage: Approximately 300'

Parking: Paved parking lot with over 30 spaces.

Lease Price: \$12.00/sf + Taxes & Insurance
(\$3.02/taxes; \$0.86 Insurance)

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Building specifications

Gross Floor Area:	Approximately 1,050 sf
Exterior Dimensions:	see attached floor plan
Interior Dimensions:	see attached floor plan
Construction:	block and steel frame construction
Utilities:	NYSEG
Heat:	Gas fired forced hot air attic mounted
Air:	Central Air with Mini Ductless unit



Great Dane Properties

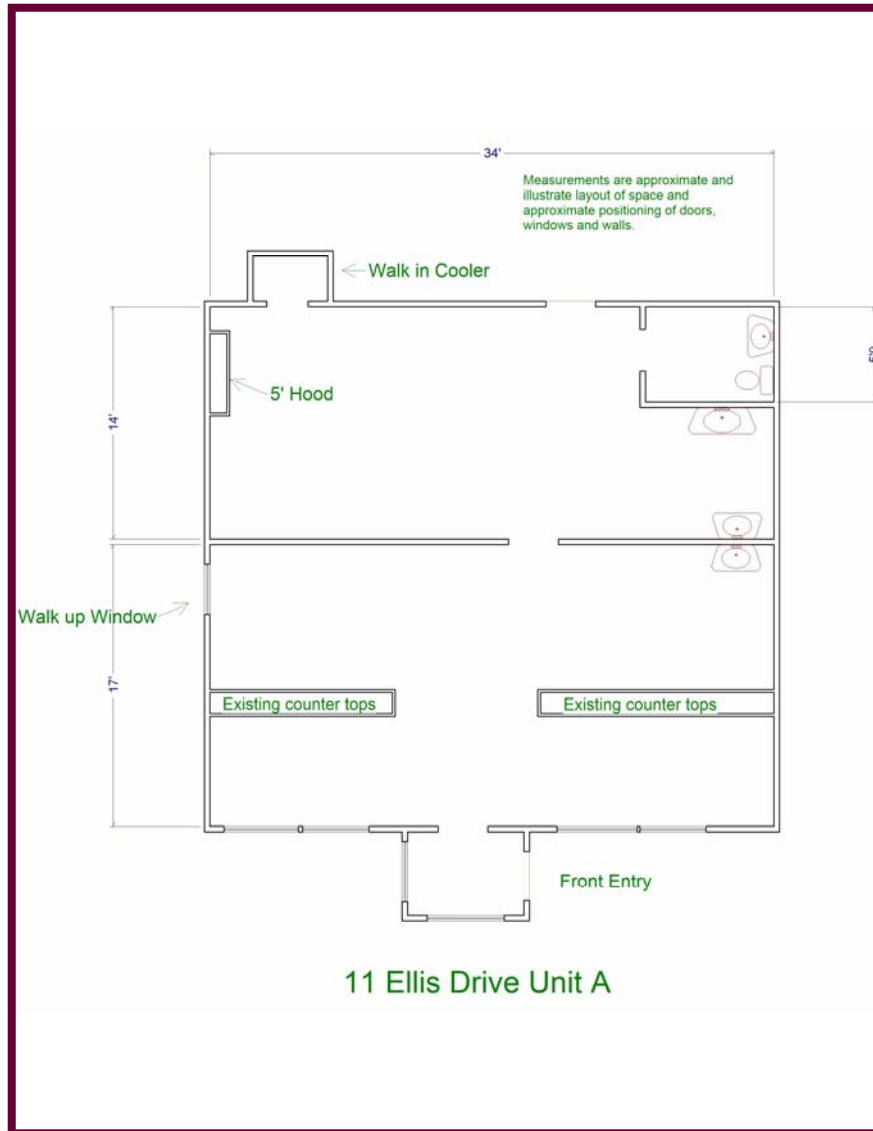
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Floor Plan



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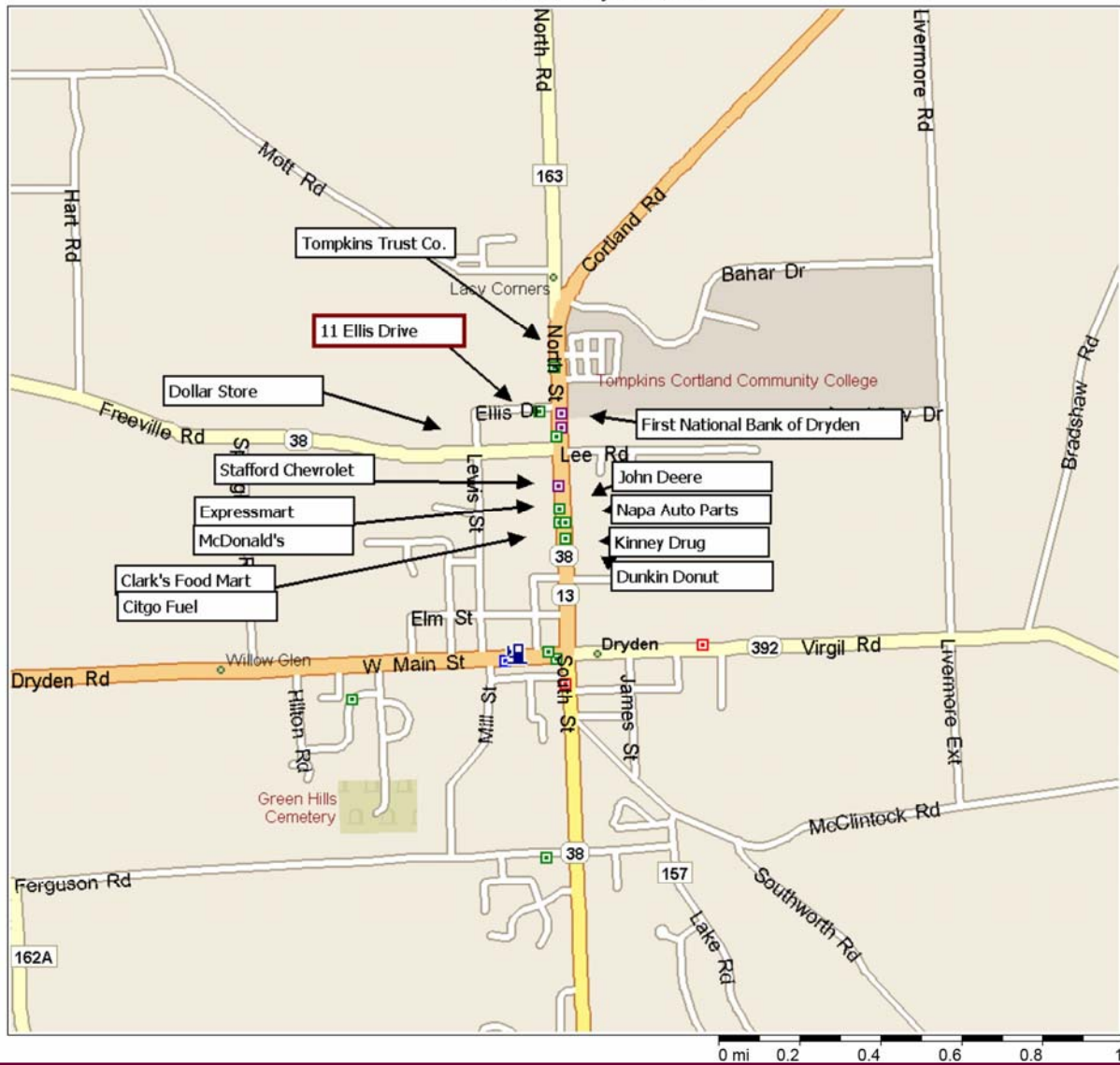
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Additional Merchants at Center include

SUBWAY

Ruth's Class Cutters



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Ice Cream Shop Specifics:

**Retirement has left this former Ice Cream Shop vacant
& available to the aspiring entrepreneur.**

**This is the perfect location to continue the long term success the former
occupant experienced.**

Current lay out is conducive to an Ice Cream Parlor or similar food service

- ✚ Large customer service and seating area
- ✚ Spacious rear kitchen and prep area
 - ✚ Walk up window
 - ✚ Built in Freezer/Cooler

Additionally this location features:

- ✚ Good Traffic counts

**at the NYS Route 38 and NYS Route 13 Intersection are 12,543 cars
(NYS DOT 2002)**

- ✚ Close proximity to local businesses,

Tompkins Cortland Community College (TC3), & local high school.

- ✚ Good Signage and Display Windows

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Additional Uses:

Store front Retail

Clothing

Gifts

Florist

Nail Salon

Office Uses:

Legal

Dental

Orthodontic

Podiatry

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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