

Great Dane Properties, LLC



We are pleased to present  
1804 Route 13  
Cortland, New York 13045



Turn Key Repair Facility  
On 1.2 Acres

For more information contact: Joe Draghi

## Commercial Real Estate Sales, Leasing & Management

**Joe Draghi**  
Licensed Broker in: NY, NH, CT, MA, VT  
[jdraghi@greatdaneproperties.com](mailto:jdraghi@greatdaneproperties.com)  
607/838-3263

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PO Box 212  
McLean, NY 13102  
[www.greatdaneproperties.com](http://www.greatdaneproperties.com)



Large facility provides ample work space.

Drive through garage bay and high ceilings allow for heavy equipment or large trucks to fit for under cover repairs and maintenance.

Minutes from Interstate 81 this location is approximately one mile north on  
New York State Route 13 from Exit 11  
Situated about 40 miles from Syracuse  
as well as Binghamton



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- **Location** Located on New York State Route 13 approximately 1 mile north from Interstate 81 Exit 11
- **Tax Map - #** 77.-1-43.2
- **Municipality** Cortland
- **Zoning** B-2  
Uses permitted subject to site plan approval include: multiple dwellings, indoor retail sales, less than 15,000 sq ft banks, professional offices, business offices, indoor restaurants & taverns, personal service establishments, hotels, motels, tourist homes, kennels, veterinary clinics, shelters and pet shops, indoor theaters, indoor commercial recreation facilities, automobile and vehicular sales, used vehicles permitted only in combination with new car sales. Single family & two family residential uses permitted. Uses subject to conditional permit are: Residential multiple dwelling, churches, chapels, temples and related uses. Commercial garage, automotive repair shop, gasoline service station, car wash, outdoor and drive in restaurants, outdoor sales or boats, trailers, RV's and horticultural products, used car sales, retail sales over 15,000 sf shopping centers and malls, schools, libraries, clubs, parks, swimming pools, campgrounds, golf courses, health and medical users and Transportation and utility uses.

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- Property Class 433 – Auto Body & Auto/Truck Repair
- Acreage 1.2 Acres
- Taxes \$5,800.00 approximately
- Frontage 267' on Route 13
- Accessibility Easy Access with wide curb cut for large truck access
- Topography Flat topography allows for large parking area, drains well
- Parking Large gravel parking area with 20+ spaces

#### Building Specifications:

- Total Square feet 4,199 sf
- Date of Construction Most recent major renovation and 42 x 64 addition added in June 2008  
Existing block building built in 1970's was upgraded to include insulation and metal siding in 2008
- Construction Addition is pole barn construction 8' on center
- Floors Concrete floors 6" – 8" depth

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- Walls Steel in new addition  
Block in original shop  
Drywall in office area
- Roof Steel
- Overhead Doors at grade  
3 OH Electric doors 14' x 14'  
1 OH Manual door 12' x 12'
- Windows & Doors Fixed steel framed glass & Vinyl sliders  
Steel doors
- Ceiling heights 14' height in original building  
16' height in 42' x 64' addition
- Insulation R-19 fiberglass insulation in walls  
12" - R-38 cellulose blown insulation in ceiling
- Gas Yes
- Electric 110, 220, 3 phase
- Sewer Septic
- Water Well - new pressure tank and well connection when remodeled

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- Heat

New Clean burning used oil furnace  
Clean Burn model CB2500  
250,000 BTU's

Approximately 400 gallons used oil on hand.



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Direct vent heat unit in office portion 38,400 BTU's



- Commercial Air compressor
- 10,000 lb Rotary Lift



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Asking Price REDUCED!!!!!!: Now just \$170,00.00

*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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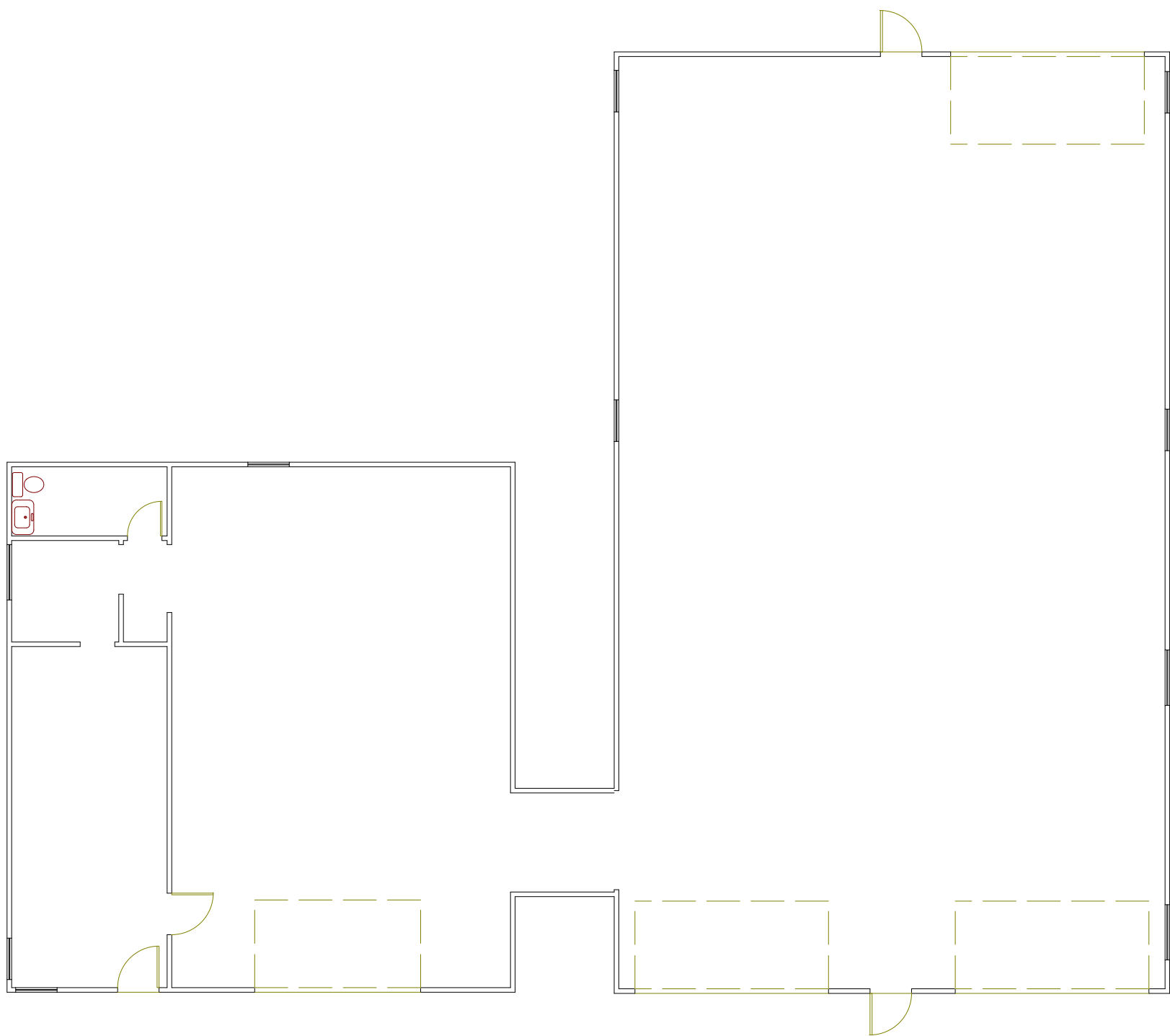
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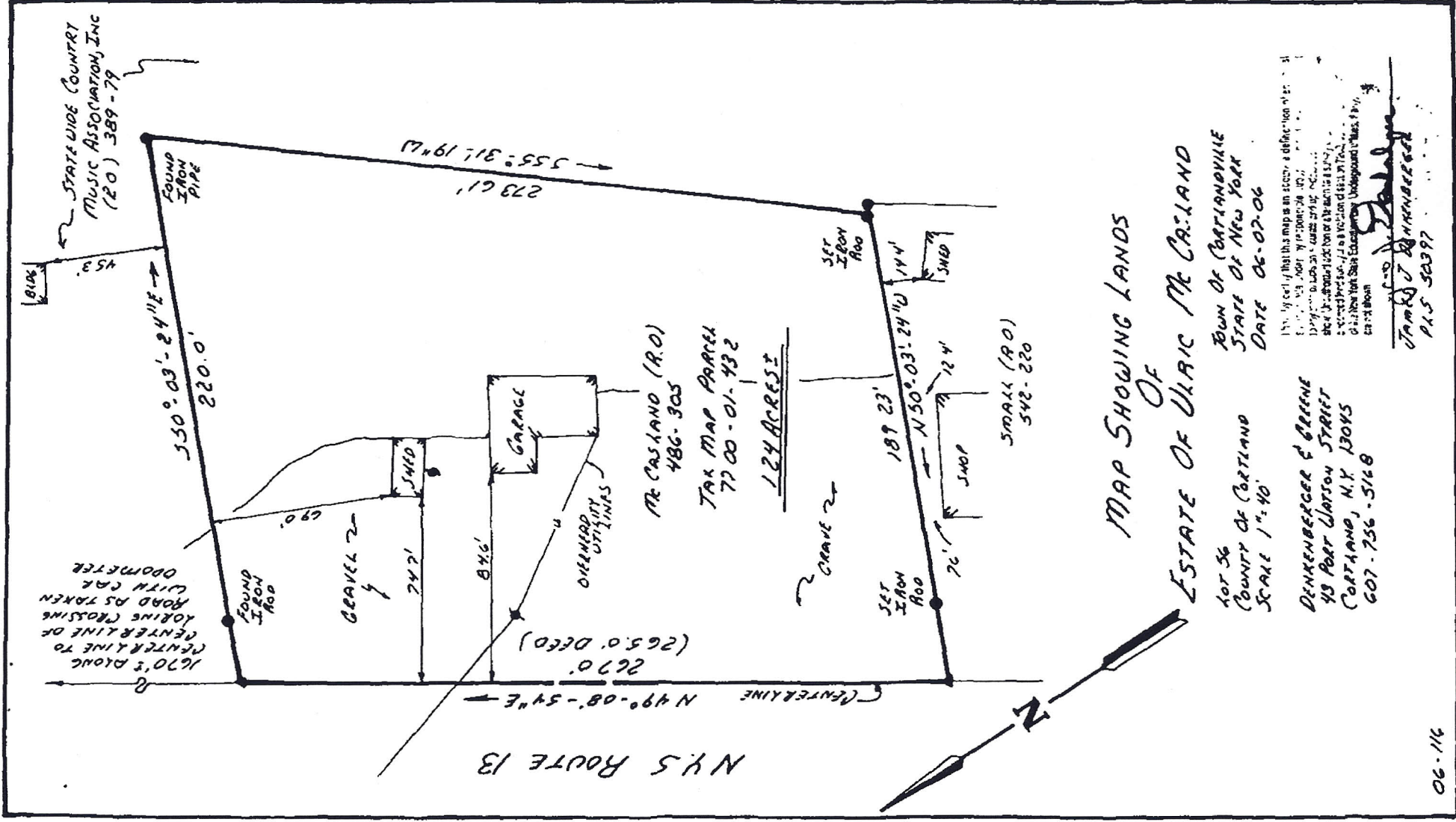
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1804 Route 13  
4199 sq ft



# MAP SHOWING LANDS OF ESTATE OF ULAIC MC CASLAND

LOT 56  
TOWN OF CORTLAND  
COUNTY OF CORTLAND  
SCALE 1"=40'

DENKENBERGER & CRENE  
49 PORT WATSON STREET  
CORTLAND, N.Y. 13045  
607-756-5168

DATE 06-02-06  
TOWN OF CORTLANDVILLE  
STATE OF NEW YORK  
I hereby certify that this map is an accurate definition of the lands shown hereon, and that I am a duly qualified and sworn map maker under the laws of the State of New York.

JAMES J. DENKENBERGER  
PLS 50397