



Great Dane Properties, LLC

Commercial Real Estate Sales, Leasing, Management & Development

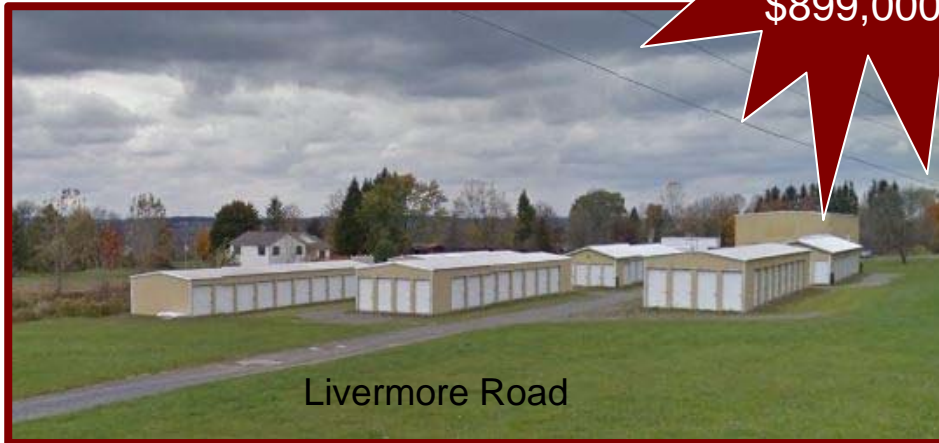
FOR SALE

Two Storage Facility Locations

410 Livermore Road
&
Dryden Road
Dryden, NY 13053



Dryden Road



Livermore Road

Price
Reduction
~~\$1,075,000.00~~
\$899,000.00

Both storage facilities are in close proximity to Tompkins Cortland Community College (TC3) and Cortland State University. TC3 enrolls 5,513 full & part time students. Cortland State enrolls 6,926 students. Both locations have been passively managed and have tremendous upside. There is additional land available for purchase near the Livermore Road storage facility.
Asking Price \$899,000.00

Joe Draghi

Licensed Real Estate Broker

Licensed in New York, New Hampshire, Connecticut,
Massachusetts, Vermont & Florida

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Karina Draghi

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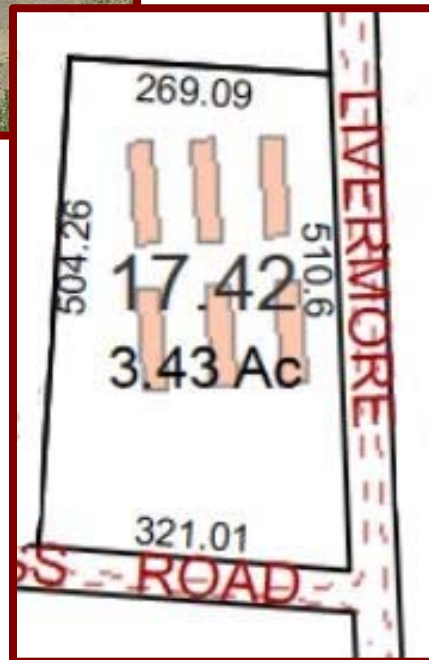
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410 Livermore Storage

Tax Map# 36.-1-17.42

- Facility is located on 3.43 Acres
- Six Buildings 20 X 100
- 2 Units Wood – 4 Units Steel
- 9,914 AADT – Cortland Road (Rt. 13)
- Ample Parking
- 12,000 sf of Storage in 116 Total Units
- Adjacent Land Available for Purchase, Pre-Approved for an additional 6 buildings offering up to 12,000 sf



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Dryden Road – Yellow Barn Storage

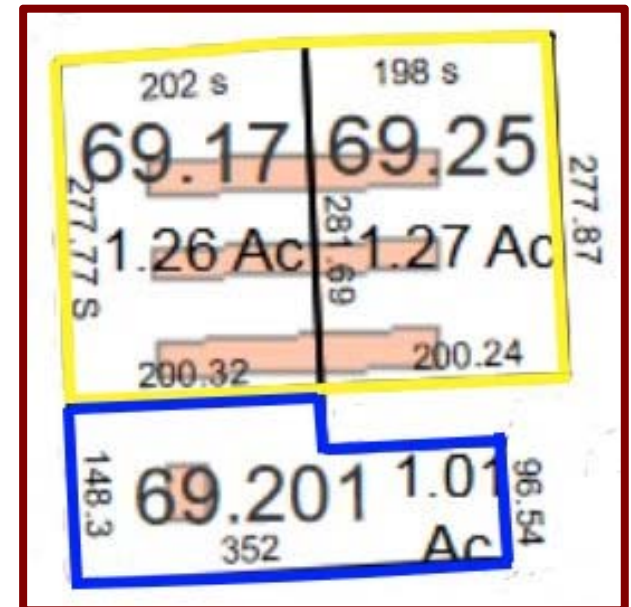
Tax Map# 46.-1-69.17 & 46.-1-69.25

- Facility Located on 2.53 Acres
- Units have all Metal Frame & Exterior
- Three Buildings 24 X 230
- 9,914 AADT – Cortland Road (Rt. 13)
- Ample Parking
- 16,560 sf of Storage in 192 Units

11 Yellow Barn Road

Tax Map# 46.-1-69.201

- Adjacent 2 Family Residential Income Property Available for Additional Cost
- 1.01 Acres



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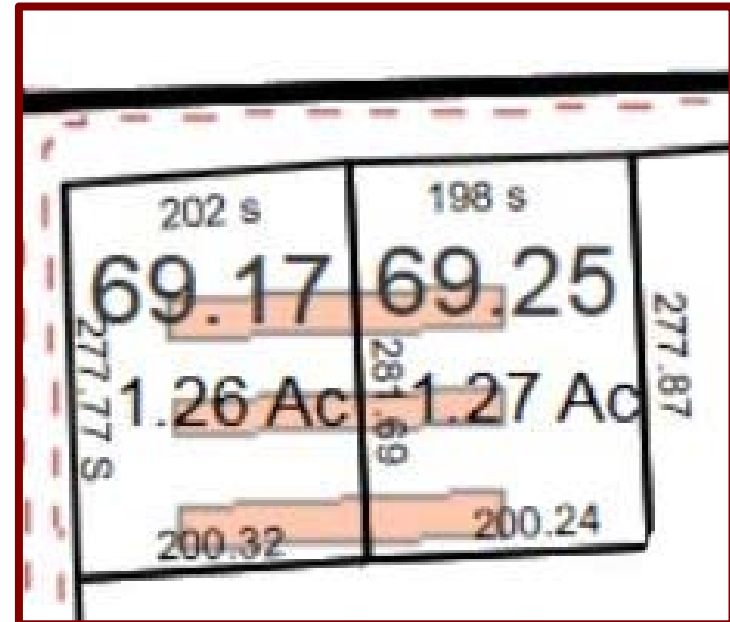
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