

**Available**  
**0.913 Acres**  
**2196 College Avenue**  
**Elmira Heights, New York**



**OFFERED FOR SALE**  
**\$825,000**

**Contact:**  
**Clay Ambrose**  
**RealtyUSA.COM—Elmira**  
**607.738.8999**  
**clayambrose@aol.com**

<b>Acreage:</b>	0.913 acres (305.75 x 120)
<b>Municipality:</b>	Elmira Heights
<b>County:</b>	Chemung
<b>Tax I.D. #:</b>	69.17-4-4/5/6/7/8
<b>Infrastructure:</b>	Public water & sewer available. Cable, electric, gas, telephone available
<b>Road Frontage:</b>	305.75 on College Avenue
<b>Zoning:</b>	Commercial (C-1)
<b>Additional Site Information:</b>	Highly visible, physically level vacant land