

lamacommercialrealestate.com

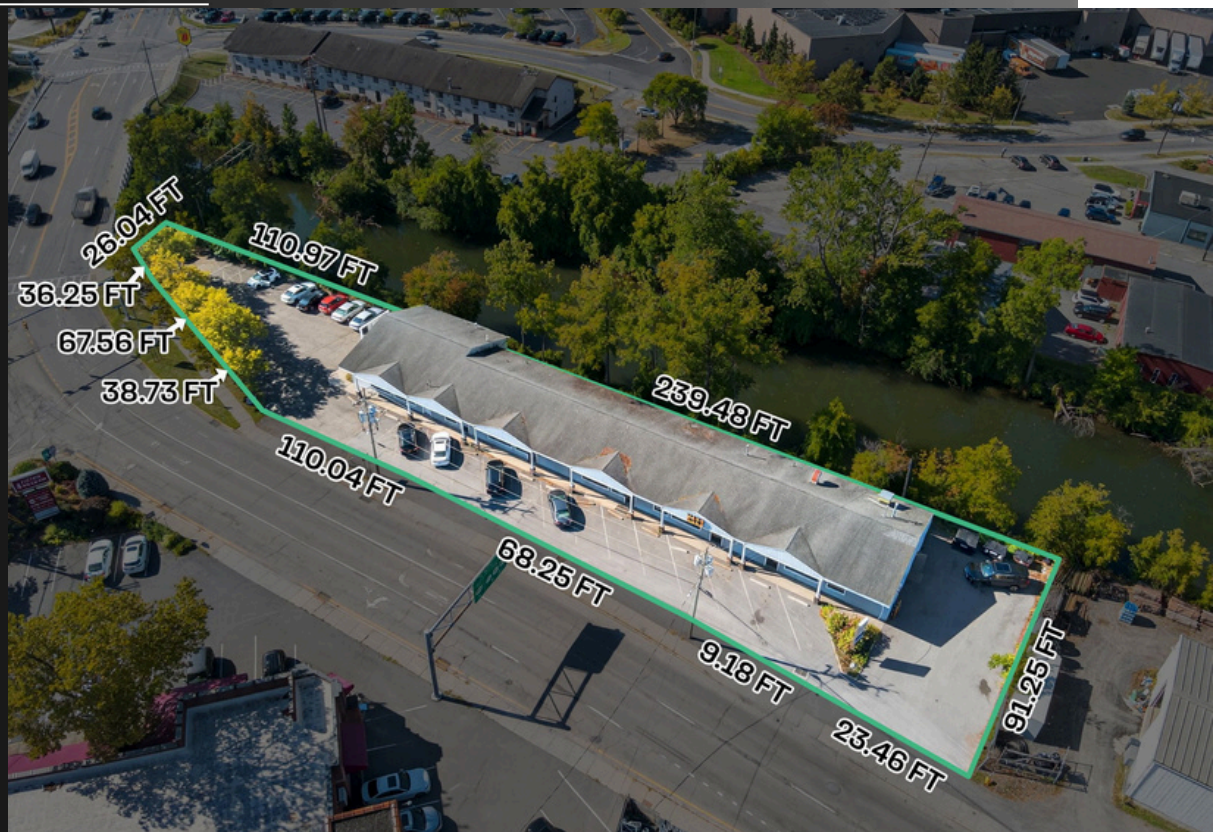
LAMA
COMMERCIAL
REAL ESTATE



INVESTMENT PROPERTY FOR SALE

\$1,500,000

2026



FULTON PLAZA ITHACA, NY
220-228 S. Fulton Street

SOUTH FULTON PLAZA HIGHLIGHTS

02



PROPERTY HIGHLIGHTS

- 100% Occupancy
- 6,680 SF
- 6 Units
- 7.53% CAP
- Longstanding Tenants
- Traffic Count +35,000
- Around the corner from BIG BOX RETAILERS: Wegmans, Home Goods, Barnes & Noble, Dicks Sporting Goods
- .59 Acres
- Zoning COM-1 WE/WF
- Built in 1995
- 20+ Parking Spaces



Jennifer Jones

Associate Broker

Lama Commercial Real Estate

2343 N. Triphammer Rd.

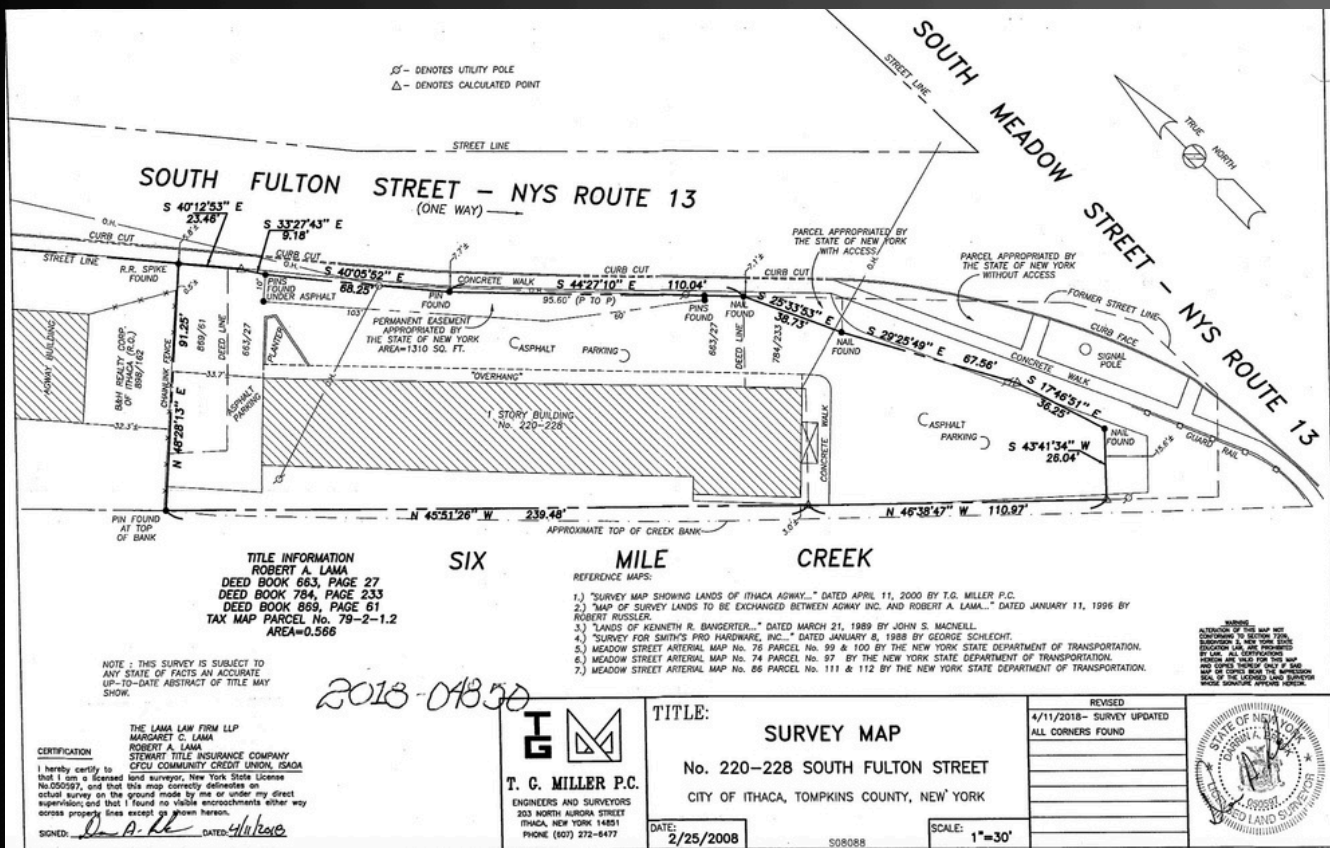
Ithaca, NY 14850

607-651-6535



EXECUTIVE SUMMARY

Built in 1995, this well-established retail center has been a cornerstone of the Greater Ithaca community for over 25 years, hosting a roster of successful, long-term tenants. With secure, in-place leases and proven tenant stability, this property offers investors a low-risk, income-generating asset in a highly desirable trade area. Strategically positioned just around the corner from Wegmans, Home Goods, and other national retailers, Fulton Street Plaza enjoys exceptional visibility, easy access, and abundant on-site parking – a rare combination that drives consistent foot traffic and customer convenience. Long-term, creditworthy tenants with established track records further enhance the property's stability, while its prime corner location in a high-demand retail corridor ensures enduring value. Properties of this caliber rarely come to market. Don't miss this exceptional opportunity to acquire a stable, cash-flowing asset with immediate value-add potential in one of Ithaca's most sought-after commercial hubs. **Complete Financial Records available upon request and Signing NDA. Contact Jen 607-651-6535. jennifer@lacompanies.com**



FINANCIALS

05

CAP RATE: 7.6%

ASKING PRICE: \$1.5 MILLION

GROSS ANNUAL INCOME: \$164,870

ANNUAL EXPENSES: ~\$51,000

Net Operating Income: **\$113,870**

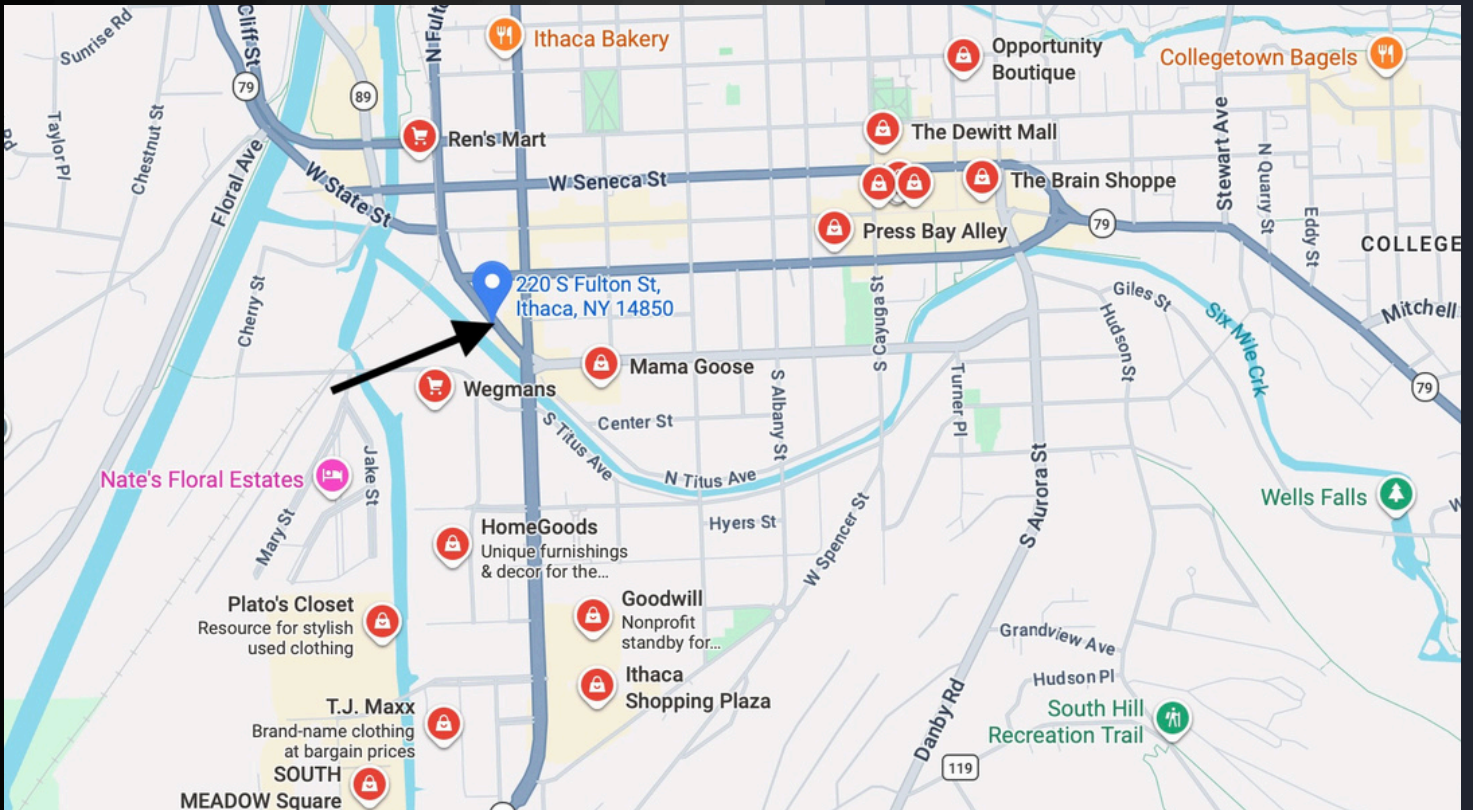
RENT ROLL AUGUST 01, 2026 - JULY 31, 2027

220-230 South Fulton Street, Ithaca, NY
FULTON PLAZA

	ANNUAL RENT	LEASE EXPPIRATION	SQUARE FT
Unit #1	\$31,200 + water	13-Sep-34	1500
Unit #2	\$30,000	28-Feb-29	1,000
Unit #3	\$30,000	30-Apr-29	1,000
Unit #4	\$27,670	31-Aug-31	1,000
Unit #5	\$13,200	31-Oct-30	500
Unit #6	\$33,000	30-Sep-28	1500

MAP

06



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