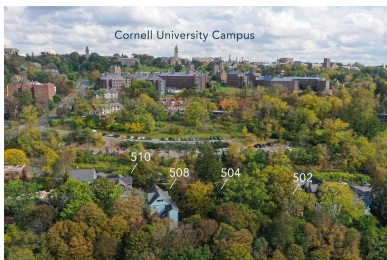


# Customer Display

Listings as of 10/26/2021 09:24

<b>Active</b>	<b>10/26/21</b>	<b>Listing #: 405434</b>	<b>510 University Ave, Ithaca, NY 14850-3828</b>	<b>Listing Price: \$451,500</b>
		<b>County: Tompkins</b>		<b>Original List Price: \$451,500</b>



<b>Prop Type</b>	Multi-Unit	<b>Prop Subtype(s)</b>	1-4 Units
<b>Neighborhood</b>	Cornell	<b>Other Subtypes</b>	
<b>Apx. Living SqFt</b>	1828	<b>Hamlet/Subdivision</b>	University Hill Historic District
<b>Year Built</b>	1920	<b>Waterfront</b>	No
<b>Tax Map #</b>	500700 32.-1-2	<b>Lot Sq Ft (approx)</b>	5227
		<b>Lot Acres (approx)</b>	0.1200

[See Additional Pictures](#)

Attached Documents: [Disclosures](#) [Property Condition Disclosure](#) [Surve](#) [Othe](#) [Othe](#) [Othe](#)

<b>School District:</b> Ithaca	<b>Elementary:</b> Fall Creek	<b>Jr High:</b> Boynton
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**Directions** 4 adjoining properties on the west side of University Avenue, between Linn and Lake Streets.

**Property Description** Architecturally significant as the only Craftsman style building on University Ave., this apt. building was constructed by Robert H. Treman in 1920. Leased to various illustrious Cornellians in its halcyon days. This house now has 3 units, legal for 7 unrelated people. 2021 Certificate of Compliance and Electrical Certificate to convey. Gross income \$45,540. One unit per floor and one steam boiler for all; landlord pays heat and gas. Tenants pay their own electricity. Most furnishings in building provided by landlord; seller to provide inventory of furnishings and appliances. Tenants in all four buildings have leased rights to use coin-op laundry located at 508 University.

<b>Appliances Convey</b>	Other - See Remarks	<b>Basement</b>	Partially Finished, Sump Pump, Walkout Ext Access, Masonry Floor
<b>Construction</b>	Existing	<b>Construction Type</b>	Frame
<b>Deed Restrictions</b>	No	<b>Disclosures</b>	Agriculture District, CO Detector, Electric/Surcharge, Lead, Mineral Rights, Property Condition, Smoke Detector, Uncapped Gas Well
<b>Domestic Hot Water</b>	Natural Gas, Tank	<b>Driveway</b>	None
<b>Fencing</b>	None	<b>Foundation</b>	Stone
<b>Green Features Stmt</b>	No	<b>Garage</b>	None
<b>Heat/Cooling</b>	Boiler, Natural Gas, Radiator, Steam	<b>Parking - Other</b>	On Street
<b>Property Location</b>	Ithaca City	<b>Possession</b>	Upon Closing
<b>Roof</b>	Asphalt	<b>Survey</b>	Available
<b>Sewer/Septic</b>	Municipal-Existing	<b>Waterfront</b>	No
<b>Water Source</b>	Municipal-Existing		

<b>Presented By:</b>	<b>Carol Bushberg</b> Cellular: 607-279-4530 Office: 607-273-3400  carol@carolbushberg.com http://www.carolbushberg.com	<b>Carol Bushberg Real Estate</b> 421 North Aurora Street Ithaca NY 14850 607-273-3400 607-330-7651 <b>See our listings online:</b> <a href="http://www.carolbushberg.com">http://www.carolbushberg.com</a>
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