



125 Cayuga Street

Trumansburg, NY 14886 | Tompkins County

\$525,000

Mixed Use Industrial | Two Parcels | 4.77 Acres

4.77
ACRES

6,224
SQ FT BLDG

1,176
WALK-UP APT

Mixed Use
ZONING

PROPERTY OVERVIEW

Rare mixed-use commercial opportunity inside the Village of Trumansburg. Two parcels conveying together totaling 4.77 acres under Mixed Use Industrial zoning. The main parcel features an approximately 6,200 SF building supporting a wide range of uses: warehouse, distribution, light industrial, workshop, studio, retail/showroom, and live-work — walk-up residential living quarters already in place.

A separate 3.55-acre parcel fronts King Street, providing additional land, secondary road access, and space for storage, expansion, or future use.

BUILDING & PARCELS

- ~6,984 SF warehouse / distribution rentable area
- 1,176 SF walk-up apartment with deck, balcony, and sun room
- 125 Cayuga St (Tax ID 3.-2-3) — 1.22 ac
- King St (Tax ID 3.-2-2) — 3.55 ac

INVESTMENT HIGHLIGHTS

- Two parcels totaling 4.77 acres — rare in-village scale
- Mixed Use Industrial zoning permits warehouse, distribution, accessory retail, and residential
- Adaptive-reuse potential: maker space, distillery, workshop, agritourism
- Public water and electric on both parcels
- ~\$84/SF on building basis — strong replacement-cost story
- King Street parcel offers expansion or development optionality

LOCATION

Walkable to downtown Trumansburg restaurants, shops, and the Cayuga Lake Scenic Byway. Quick access to Ithaca, the Cayuga Lake Wine Trail, and Taughannock Falls.

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