



Pyramid Brokerage  
Company

FOR SALE

314-322 E. 14<sup>TH</sup> Street  
Elmira Heights, NY

## 11,500 SF Retail Space Now Available in Elmira Heights

### Property Highlights

Tax ID: 69.18-1-18

- Great location for your retail needs
- Currently serves as a furniture store but has potential for a variety of other uses
- Building itself in very good condition (Furniture business is not for sale)

### Location Highlights

- Located near a busy intersection with great visibility
- Close proximity to other businesses & professional offices



| Traffic Counts       |                         |
|----------------------|-------------------------|
| Grand Central Avenue | 6,869 AADT              |
| College Ave          | 9,764 AADT              |
| Source               | NYS Traffic Data Viewer |



For more information, contact:

**Will Shangraw**  
Real Estate Salesperson  
607 742 5278  
[wshangraw@pyramidbrokerage.com](mailto:wshangraw@pyramidbrokerage.com)

8 Denison Parkway East, Suite 401  
Corning, New York 14830  
phone: +1 607 937 9720

[pyramidbrokerage.com](http://pyramidbrokerage.com)