

# THEOPHILUS CAZENOVE AT CAZENOVIA MARKET

126 NELSON STREET - ROUTE 20 EAST  
CAZENOVIA, NY 13035

AVAILABLE: 2,176 SF + 2,166 SF

RETAIL / RESTAURANT SPACE



**MIXED-USE BUILDING WITH 12 LUXURY APARTMENTS ON FLOORS 2 & 3.**  
**NEXT TO ALDI, McDonald's, Tops Grocery, and minutes away from the**  
**Village of Cazenovia!**

- ❖ Great for Diner, Taproom, Restaurant, Coffee, etc!
- ❖ Excellent Signage Already in Place on Both Dougherty DR & US RT 20 Situated Immediately on RT 20
- ❖ Highly Visible and Positioned in Premier Retail District of Cazenovia
- ❖ Brand New Construction Next to Major National Tenants Such as Aldi, McDonald's, Tops, Dollar Tree, Walgreens, Hampton Inn & Suites & More!

Excellent Location for any type of Restaurant, Retail, Office, Financial, Pharmacy, and/or Medical Use!

No representation, warranty, or guarantee, expressed or implied or by operation of law, is made as to the accuracy, reliability, or completeness of this information. This material is submitted subject to errors, omissions, changes, prior sales or withdrawals without notice.

David C. Muraco  
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Mgt. Co.

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CAZENOVIA, NY 13035

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BASE RENT: \$3,020.00 PER MONTH (INCLUDES 3 STORAGE UNITS INSIDE KITCHEN)  
+ ADDITIONAL FEE of \$300.00 PER MONTH FOR IMPROVEMENTS



- Prior Artisan Bake Shop! AVAILABLE Retail Space for Any Type of Restaurant (Dine In/Take Out)
- Major Infrastructure in Place for Any Type of Restaurant. Complete with Kitchen Hood/Ansul System, Walk in Cooler/Freezer, and More!

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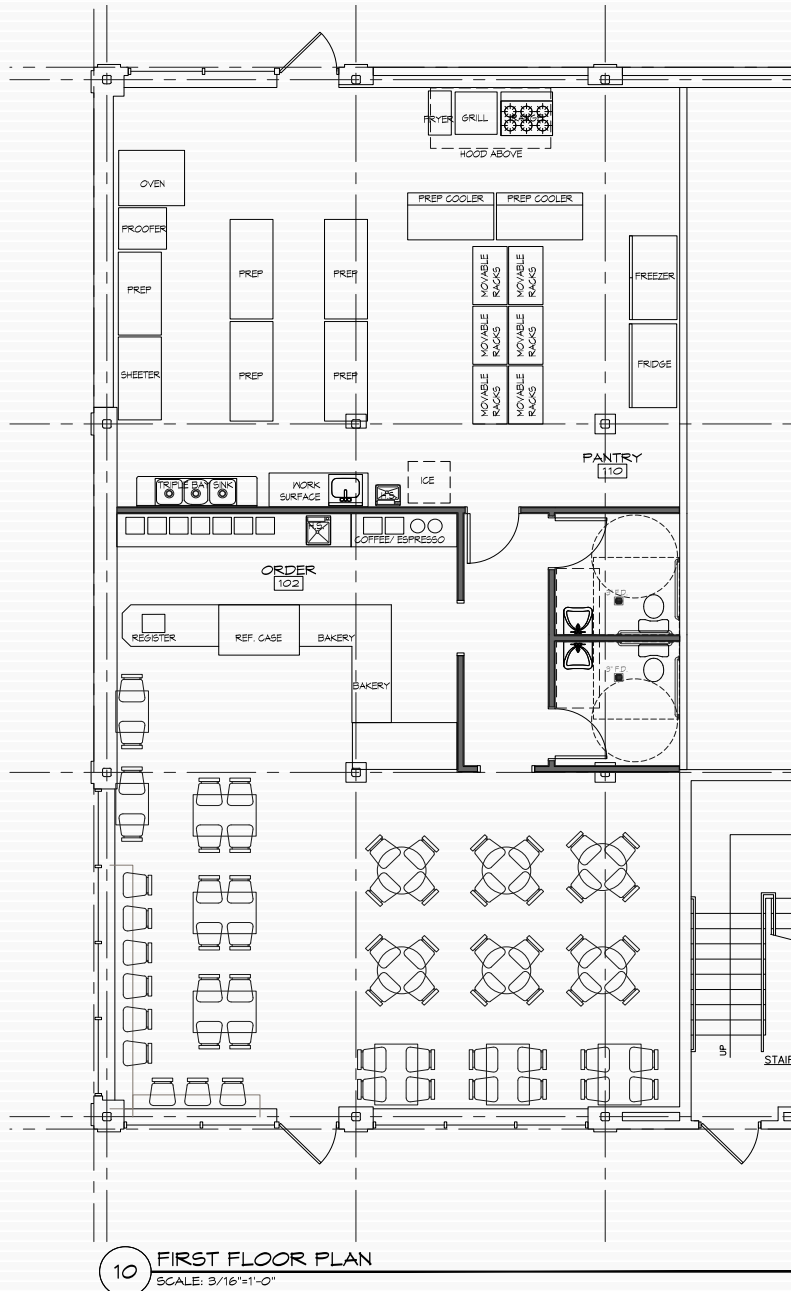
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# THEOPHILUS CAZENOVE AT CAZENOVA MARKET

126 NELSON STREET - ROUTE 20 EAST  
CAZENOVA, NY 13035

**AVAILABLE: 2,176 SF RETAIL SPACE**



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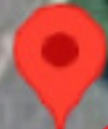
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Nelson St

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