

SOLID FOUR-FAMILY HOME // 41 1/2 FAYETTE ST, BINGHAMTON, NY 13901

# MULTIFAMILY PROPERTY FOR SALE



## OFFERING SUMMARY

Sale Price:	\$156,000
Number Of Units:	4
Cap Rate:	13.31%
NOI:	\$20,767
Available SF:	
Lot Size:	0.05 Acres
Year Built:	1960
Building Size:	3,128 SF
Renovated:	2019
Zoning:	Commercial- multifamily
Price / SF:	\$49.87

## PROPERTY OVERVIEW

Great four-family in a convenient location! Brick exterior, recently renovated and updated, fully occupied. Long-term tenants and solid rental history.

## PROPERTY HIGHLIGHTS

- Convenient location
- Near active downtown
- Quiet street
- Solid rental history
- Low-maintenance brick exterior
- Low-maintenance flat roof
- Long-term tenants



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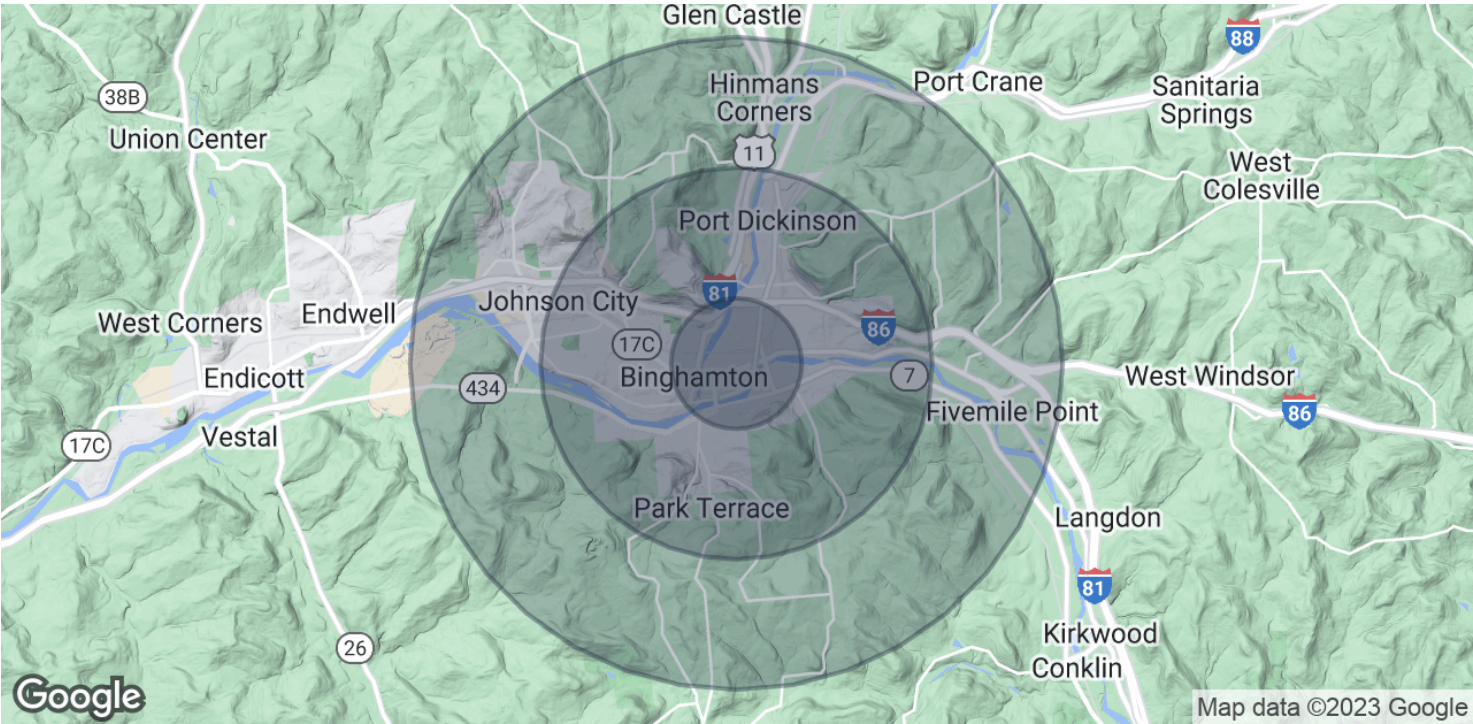


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# MULTIFAMILY PROPERTY FOR SALE



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,630	70,228	112,015
Average age	40.1	38.5	37.4
Average age (Male)	35.4	35.0	34.7
Average age (Female)	45.1	41.9	40.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	6,312	30,605	44,874
# of persons per HH	2.0	2.3	2.5
Average HH income	\$37,630	\$47,740	\$50,950
Average house value	\$89,445	\$105,970	\$109,078

\* Demographic data derived from 2020 ACS - US Census



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