

6519 Vestal Parkway West

APALACHIN, NY



PROPOSAL

KW COMMERCIAL
49 Court Street
Suite 300B
Binghamton, NY 13901

PRESENTED BY:

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Scott Warren - KW - NY - Greater Binghamton in compliance with all applicable fair housing and equal opportunity laws.



6519 VESTAL PARKWAY WEST

PROPERTY INFORMATION

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PROPERTY SUMMARY

PROPERTY DESCRIPTION

PROPERTY DETAILS

COMPLETE HIGHLIGHTS

ADDITIONAL PHOTOS

Property Summary



PROPERTY DESCRIPTION

Offered for sale is this former funeral home on State Route 434 in Apalachin. This building has been very well maintained and could have multiple uses. It is 4,800 total Square Feet with 2,400 on the first floor which was used as the funeral home and 2, 2 bedroom apartments on the 2nd floor. The apartments are currently leased and well below market rent. The first floor could be repurposed to accommodate Retail, Office or Residential use. The building has central air, a fully functional freight elevator to the basement which could be used for dry storage. There is ample parking. This is an excellent location directly on Route 434 in Apalachin. This is a heavy retail area sitting across the street from Sweeneys market and in close proximity to The Blue Dolphin and the I86 interchange.

PROPERTY HIGHLIGHTS

- Excellent location. Close to the I86 Interchange.
- Well maintained building.
- 2,400 Square Feet of retail space.
- 2, 2 Bed Apartments leased well below market rates.
- .98 Acre lot and plenty of parking.

OFFERING SUMMARY

Sale Price:	\$349,000
Number of Units:	3
Lot Size:	0.98 Acres
Building Size:	4,800 SF

DEMOGRAPHICS

	1 MILE	2 MILES	3 MILES
Total Households	1,357	3,936	7,969
Total Population	2,788	8,221	16,222
Average HH Income	\$86,096	\$84,615	\$77,223



Property Description



PROPERTY DESCRIPTION

Offered for sale is this former funeral home on State Route 434 in Apalachin. This building has been very well maintained and could have multiple uses. It is 4,800 total Square Feet with 2,400 on the first floor which was used as the funeral home and 2, 2 bedroom apartments on the 2nd floor. The apartments are currently leased and well below market rent. The first floor could be repurposed to accommodate Retail, Office or Residential use. The building has central air, a fully functional freight elevator to the basement which could be used for dry storage. There is ample parking. This is an excellent location directly on Route 434 in Apalachin. This is a heavy retail area sitting across the street from Sweeneys market and in close proximity to The Blue Dolphin and the I86 interchange.

LOCATION DESCRIPTION

This is an excellent location directly on Route 434 in Apalachin. This is a heavy retail area sitting across the street from Sweeneys market and in close proximity to The Blue Dolphin and the I86 interchange.



Property Details

Sale Price

\$349,000

LOCATION INFORMATION

Building Name	6519 Vestal Parkway West
Street Address	6519 Vestal Parkway West
City, State, Zip	Apalachin, NY 13732
County	Tioga
Market	Binghamton MSA

BUILDING INFORMATION

Building Size	4,800 SF
Occupancy %	50.0%
Tenancy	Multiple
Number of Floors	2
Average Floor Size	2,400 SF
Year Built	1960

PROPERTY INFORMATION

Property Type	Special Purpose
Property Subtype	Other
Zoning	Commercial
Lot Size	0.98 Acres

PARKING & TRANSPORTATION

UTILITIES & AMENITIES



Complete Highlights



PROPERTY HIGHLIGHTS

- Excellent location. Close to the I86 Interchange.
- Well maintained building.
- 2,400 Square Feet of retail space.
- 2, 2 Bed Apartments leased well below market rates.
- .98 Acre lot and plenty of parking.
- Central Air.
- Freight elevator.



Additional Photos



6519 VESTAL PARKWAY WEST

LOCATION INFORMATION

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REGIONAL MAP

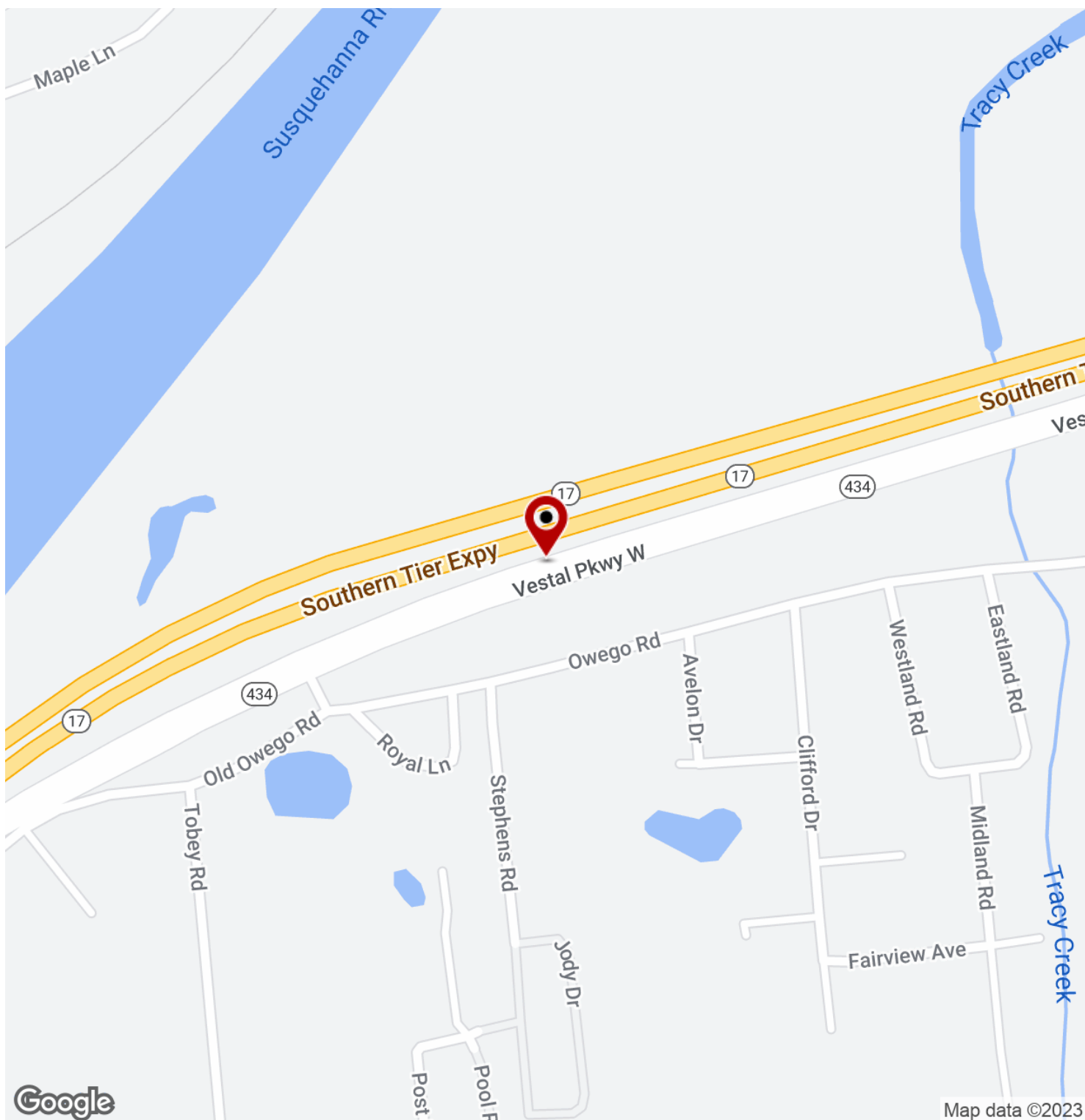
LOCATION MAP

AERIAL MAP

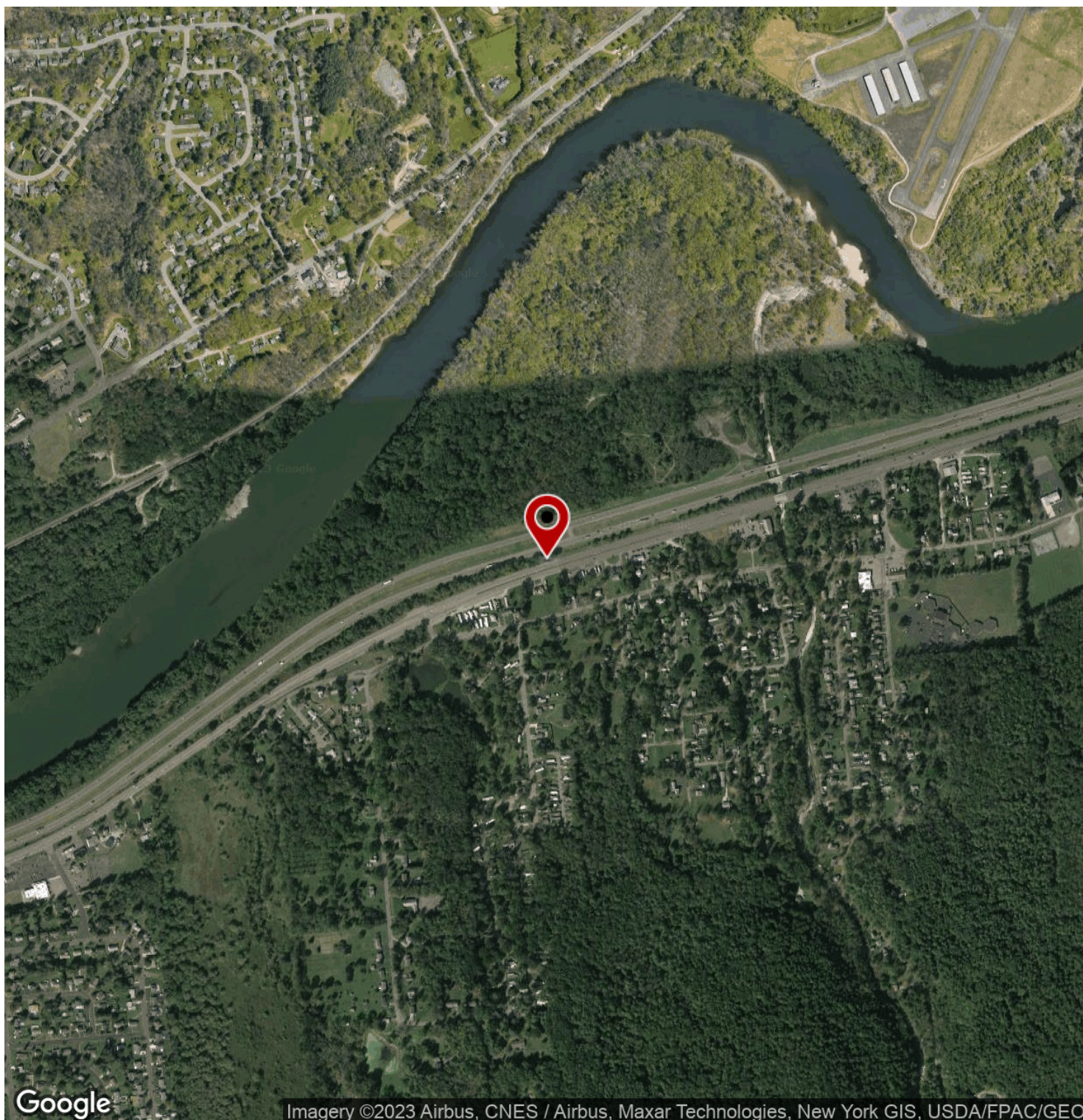
Regional Map



Location Map



Aerial Map



6519 VESTAL PARKWAY WEST

FINANCIAL ANALYSIS

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FINANCIAL SUMMARY

Financial Summary

INVESTMENT OVERVIEW

6519 VESTAL PARKWAY WEST

Price	\$349,000
Price per SF	\$73
Price per Unit	\$116,333

OPERATING DATA

6519 VESTAL PARKWAY WEST

FINANCING DATA

6519 VESTAL PARKWAY WEST



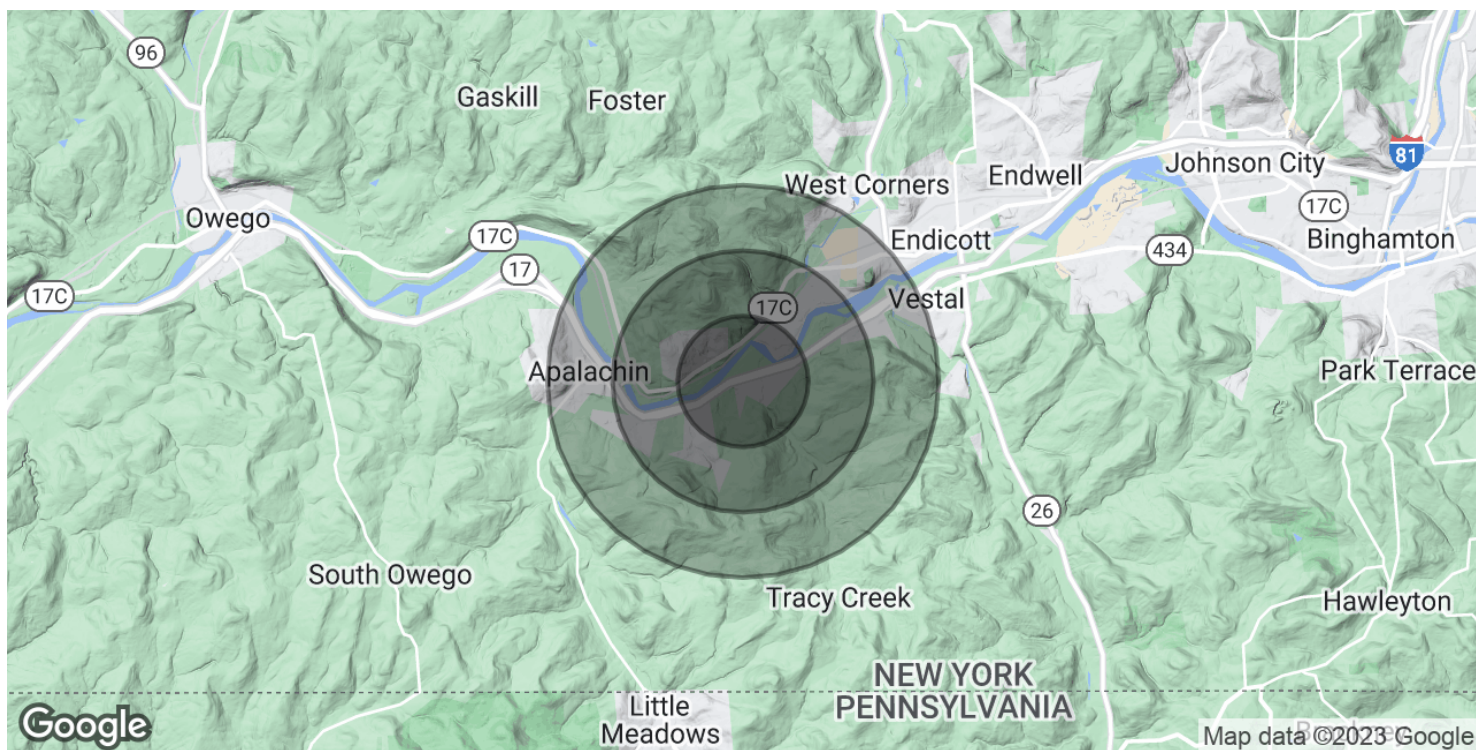
6519 VESTAL PARKWAY WEST

DEMOGRAPHICS

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DEMOGRAPHICS MAP & REPORT

Demographics Map & Report



POPULATION	1 MILE	2 MILES	3 MILES
Total Population	2,788	8,221	16,222
Average Age	46.0	46.7	46.1
Average Age (Male)	45.0	46.2	44.6
Average Age (Female)	47.1	47.9	47.9
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	1,357	3,936	7,969
# of Persons per HH	2.1	2.1	2.0
Average HH Income	\$86,096	\$84,615	\$77,223
Average House Value	\$149,304	\$147,783	\$134,684

* Demographic data derived from 2020 ACS - US Census



6519 VESTAL PARKWAY WEST

ADDITIONAL INFORMATION

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ADVISOR BIO 1

Advisor Bio 1

**SCOTT WARREN, CCIM****Associate Broker**

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NY #10401296678 // PA #RSR002698

PROFESSIONAL BACKGROUND

Scott began a financial services career in 1986. He has held a variety of Sales and Marketing positions including: Agent, District Manager, Regional Sales Director responsible for 5 States to a Corporate Executive with Columbian Mutual Life Insurance Company. He then, with his 2 partners, built a National Marketing Organization which operated in all 50 States and had over 7,000 Agents.

Since he sold his share of the Marketing Organization Scott became a full time Commercial Realtor. He is a multi-million dollar per year producer. He has earned a Certificate in Commercial Real Estate from Cornell University's SC Johnson School of Business. Scott is also a CCIM (Certified Commercial Investment Member) and has completed coursework in: User Decision Analysis, Market Analysis, Construction cost estimating and scheduling, 1031 tax deferred exchange, Financial Analysis, Negotiations, Creating Reliable valuations, Financial modeling for Real Estate Development and Construction Management and Project Delivery.

Scott specializes in Investment real estate and has closed Hotels, Banks, Churches, Multi Use Properties, Strip plaza's, Multi-Family Properties, Industrial complexes, large office complexes and multi-million dollar development projects. Scott is one of the most active Investment Realtors in the Upstate Investment real estate market and earned the coveted Costar Power Broker award for sales in 2018.

EDUCATION

Bachelors of Science. State University of New York at Binghamton. Industrial Engineering.
CCIM

MEMBERSHIPS

NYSCAR - New York State Commercial Association of Realtors.
CCIM

Scott Warren - KW - NY - Greater Binghamton
49 Court Street Suite 300B
Binghamton, NY 13901



6519 VESTAL PARKWAY WEST

OUR COMPANY

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WHY KW

SAMPLE - BROCHURE

SAMPLE - EMAIL MARKETING

SAMPLE - SIGNAGE

SAMPLE - DEDICATED WEBSITE

Why KW

WHY

Hire KW Commercial for Office:

- **More than 2,000 brokers in over 800 offices**, including tier 2 and 3 cities in 49 states
- State-of-the-art transaction process
- No conflicts of interest
- Secure online service portal
- Largest network of residential brokers

Location, speed to market and economic performance are just as important to me as they are to my clients. Whether you're an investor, landlord or tenant, I provide local market knowledge with national and international exposure to assist buyers in making informed decisions that benefit your bottom line.

My Office core client services include:

- Tenant representation
- Landlord representation
- Buyer representation
- Seller representation



ABOUT

KW Commercial:

KW Commercial, the commercial real estate arm of Keller Williams Realty, the largest real estate company in North America, is no stranger to success. Our commercial team consists of the most knowledgeable, results-driven brokers backed by the most innovative and scalable technology the commercial real estate industry has to offer. Our KW Commercial agents and brokers are held to the highest standard of business to exceed our clients' needs in virtually any market nationwide.

An agent-centric company, **our mission is "to build commercial careers worth having, businesses worth owning and lives worth living."** KW Commercial associates have the training, technology, marketing tools and resources to serve their clients at the highest level. Our agents work harder because their work directly influences their bottom line.

KW Commercial agents are located in over 800 offices nationwide, including secondary and tertiary markets. This means wherever you need a commercial agent, there is one there for you. With this many locations, we are never far from where our



Sample - Brochure

BROCHURES & FLYERS

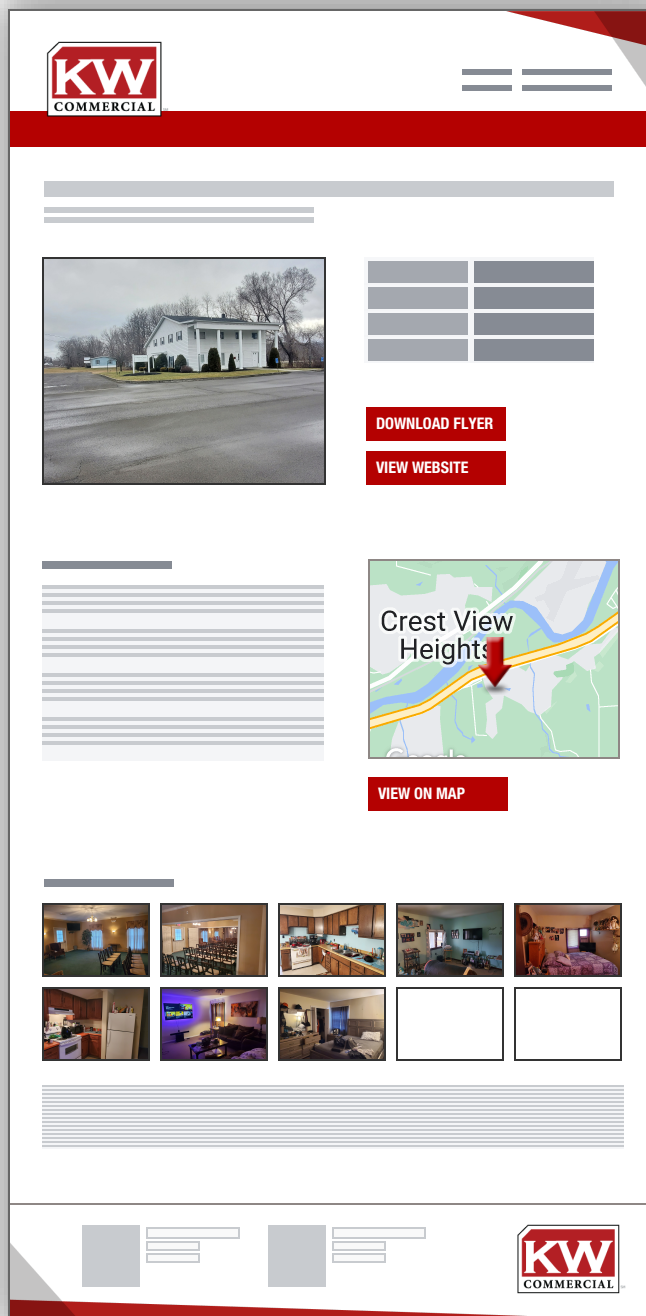
We will create a color brochure highlighting the features and benefits of the property. The brochure includes applicable property photos, building highlights, location description, aerial photographs, demographics and/or proposed development plans, and contact information. KW Commercial is flexible and we will adapt to that which is most comfortable with you.



Sample - Email Marketing

HTML EMAIL CAMPAIGNS

We will create a marketing email packet for the project and email the packets to all interested prospects in our extensive email database. We will effectively track, target, and pursue prospects reporting prospect contacts with our clients



Sample - Signage

SIGNAGE

Our standard sign is designed to generate the maximum volume of inquiries regarding the subject. We place sign(s) which include KW Commercial's telephone number, website and the text "AVAILABLE" in a strategic location which maximizes visibility. Our standard sign is a 6' x 4' horizontal sign positioned to achieve maximum public exposure. However, all signs are subject to local municipal restrictions.

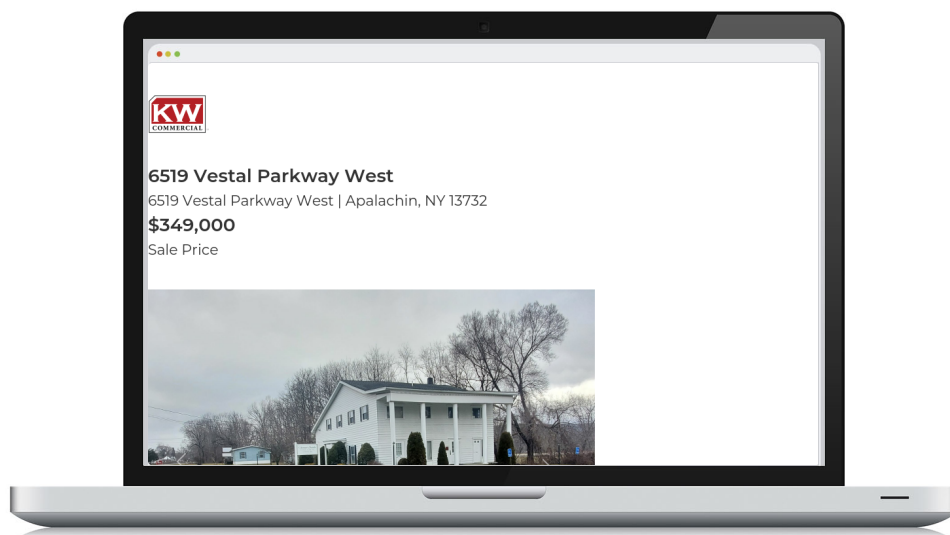


Sample - Dedicated Website

DEDICATED PROPERTY WEBSITE

A dedicated property website with a customized URL is created for your listing. The website is listed on both our local site as well as the KW commercial national website, www.kwcommercial.com. and is available to principals, property owners, investors, brokers and prospective tenants searching the internet for commercial real estate.

* If necessary, information which is considered confidential and not public record will require the execution of a confidentiality agreement prior to receipt of classified materials.



VIEW THE LIVE WEBSITE:

plugins3b82f26e8f5b0bd1d2368212b03eb8863030031b/inventory/1159166-sale/plugins/3b82f26e8f5b0bd1d2368212b03eb8863030031b/inventory/1159166-sale

