

RETAIL FOR SALE

41 COURT STREET

41 Court Street, Binghamton, NY 13901



PROPERTY DESCRIPTION

If location is everything then this building has it all. Offered for sale is this spectacular building with Court Street and Washington St. frontage. This is central to the Downtown Binghamton market. The ground floor is turnkey as a Restaurant or Night Club. The upper floors are solid and ready for development. This property is walking distance to all of Downtown Binghamton. The upper floors are solid and ready for development.

PROPERTY HIGHLIGHTS

- Central to everything. Turn key restaurant. Upstairs ready for redevelopment

OFFERING SUMMARY

| | |
|----------------|-------------|
| Sale Price: | \$1,500,000 |
| Lot Size: | 0.27 Acres |
| Building Size: | 39,520 SF |

| DEMOGRAPHICS | 0.25 MILES | 0.5 MILES | 1 MILE |
|-------------------|------------|-----------|----------|
| Total Households | 726 | 3,016 | 9,843 |
| Total Population | 888 | 4,723 | 17,171 |
| Average HH Income | \$22,814 | \$27,121 | \$37,920 |

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

SCOTT WARREN, CCIM
Associate Broker
O: 607.621.0439
scottwarrencre@gmail.com
NY #10401296678

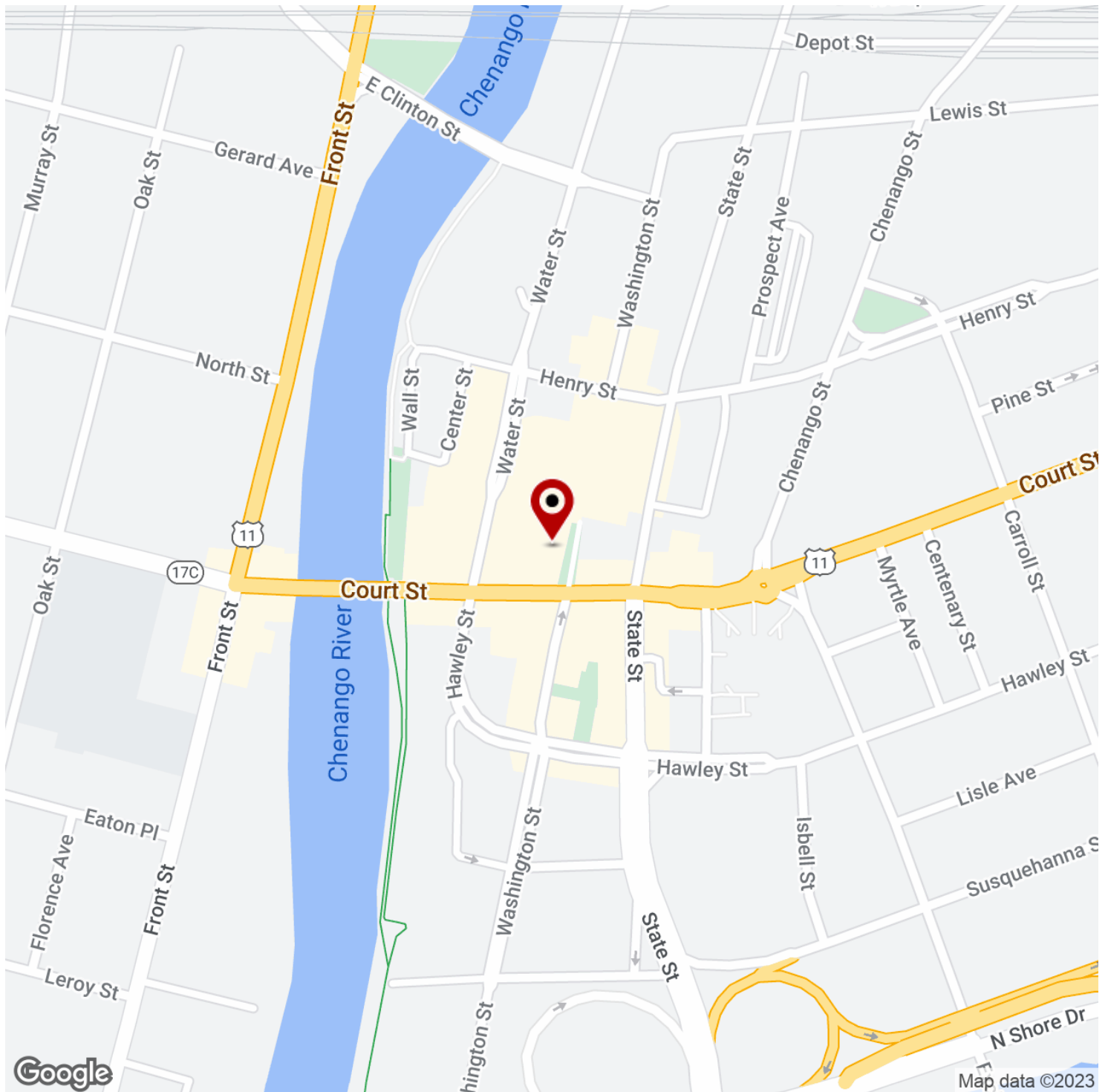
KW COMMERCIAL
49 Court Street
Suite 300B
Binghamton, NY 13901

Each Office Independently Owned and Operated

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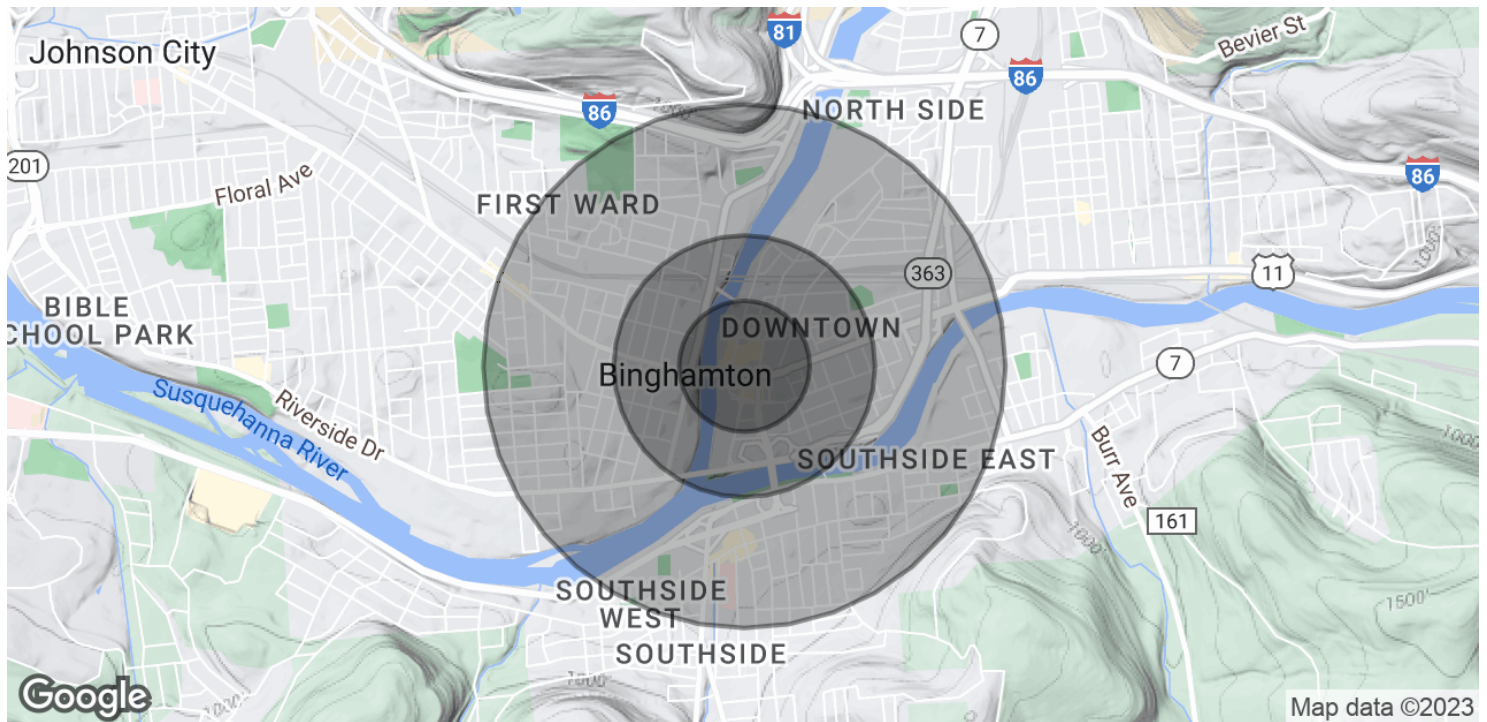
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| POPULATION | 0.25 MILES | 0.5 MILES | 1 MILE |
|----------------------|------------|-----------|--------|
| Total Population | 888 | 4,723 | 17,171 |
| Average Age | 50.5 | 41.0 | 34.2 |
| Average Age (Male) | 44.9 | 36.6 | 33.0 |
| Average Age (Female) | 52.5 | 43.8 | 36.3 |

| HOUSEHOLDS & INCOME | 0.25 MILES | 0.5 MILES | 1 MILE |
|---------------------|------------|-----------|----------|
| Total Households | 726 | 3,016 | 9,843 |
| # of Persons per HH | 1.2 | 1.6 | 1.7 |
| Average HH Income | \$22,814 | \$27,121 | \$37,920 |
| Average House Value | \$0 | \$17,205 | \$77,808 |

* Demographic data derived from 2020 ACS - US Census

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