

## MULTIFAMILY FOR SALE

# 12 RUTHERFORD STREET

Binghamton, NY 13901



### PROPERTY DESCRIPTION

This duplex is strategically located near the Brandywine Highway interchange. Bring your tools and dreams to restore this great 2 family to it's glory.

### PROPERTY HIGHLIGHTS

### OFFERING SUMMARY

Sale Price:	\$65,000
Number of Units:	2
Lot Size:	0.05 Acres
Building Size:	1,768 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	555	2,331	7,742
Total Population	903	3,568	13,471
Average HH Income	\$22,094	\$23,346	\$34,725

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.

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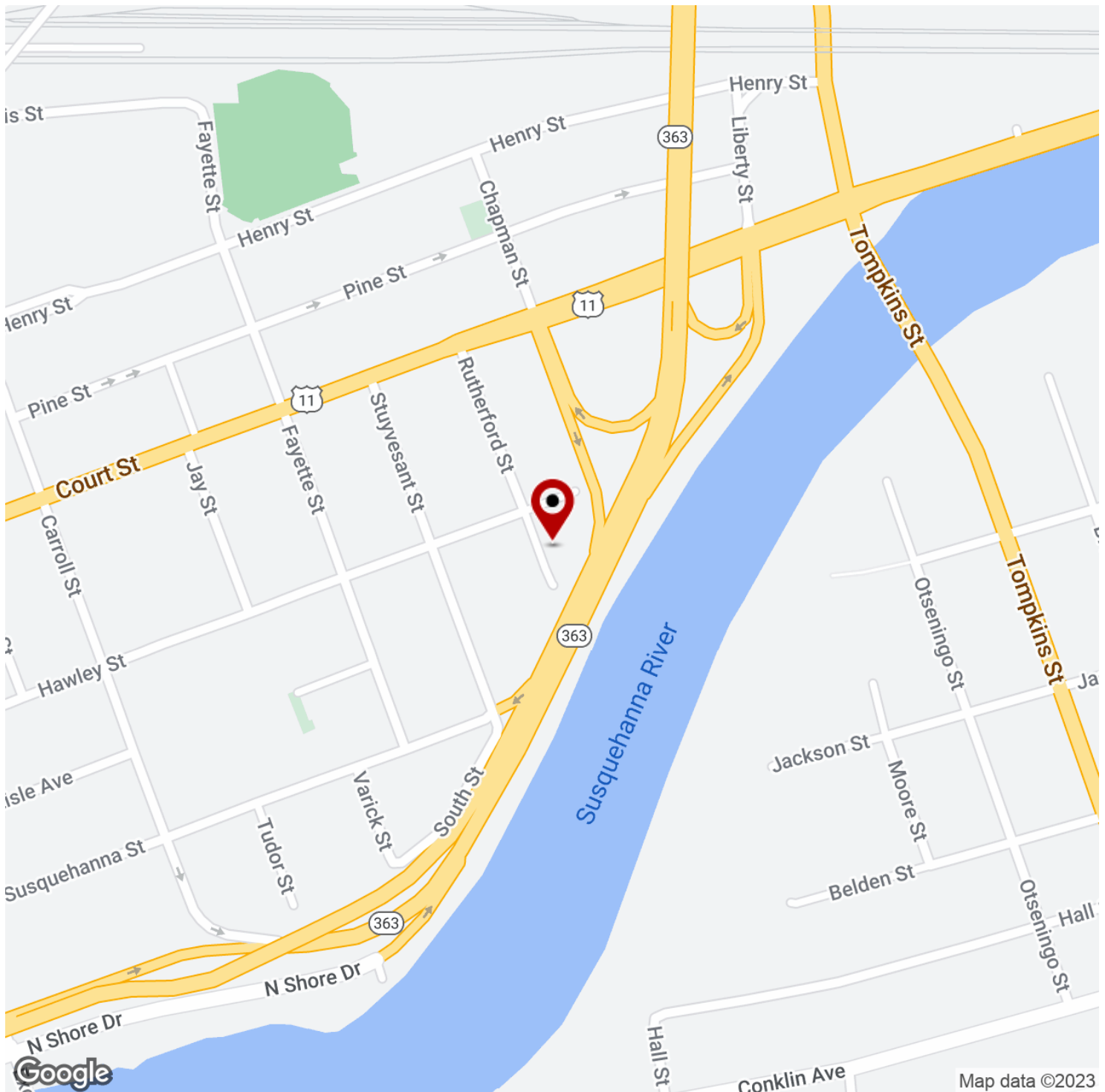
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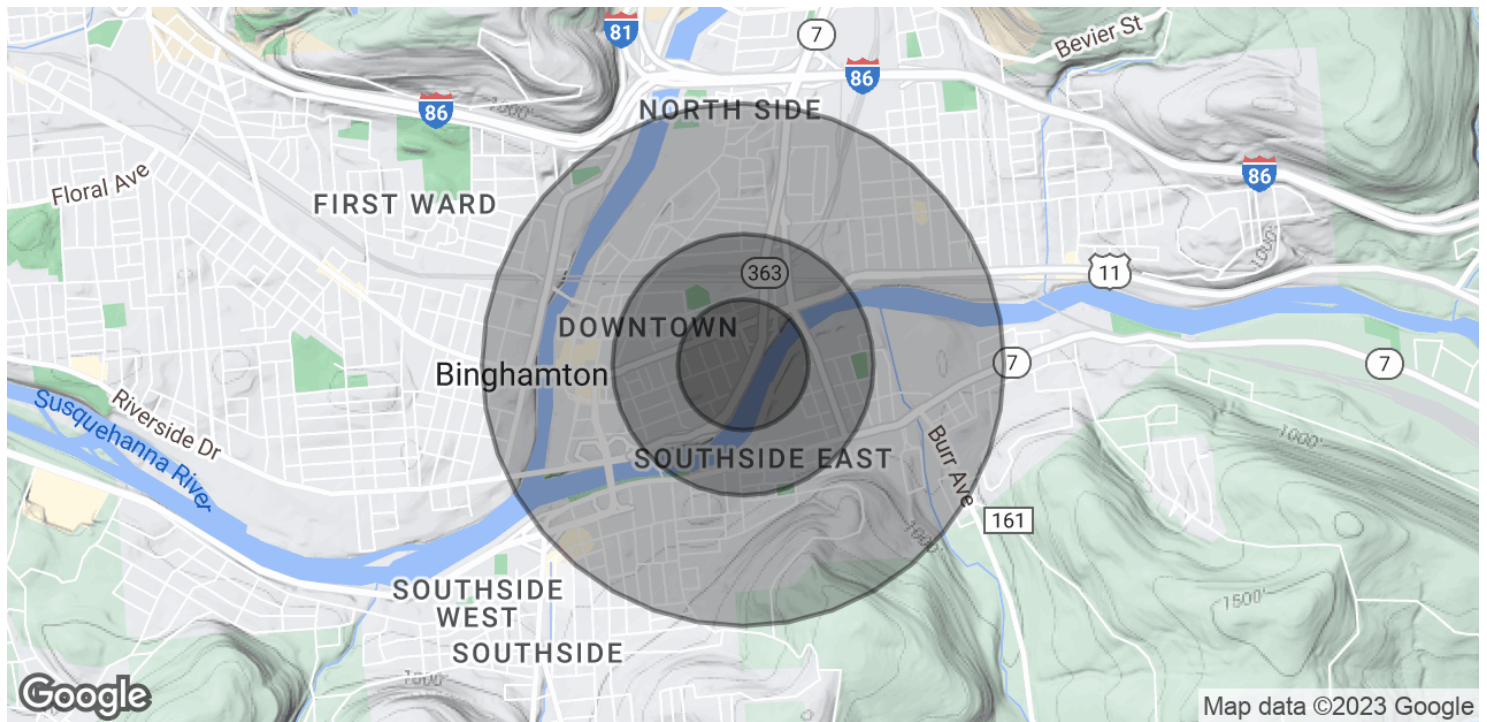
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	903	3,568	13,471
Average Age	31.1	33.2	38.0
Average Age (Male)	32.4	35.4	35.4
Average Age (Female)	29.0	31.7	39.9

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	555	2,331	7,742
# of Persons per HH	1.6	1.5	1.7
Average HH Income	\$22,094	\$23,346	\$34,725
Average House Value	\$302,568	\$150,271	\$88,843

\* Demographic data derived from 2020 ACS - US Census

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