

MULTIFAMILY FOR SALE

3 CARY ST

Binghamton, NY 13901



PROPERTY DESCRIPTION

Offered for sale is this North Side triplex. There are 2, 2 Bed Units and 1, 1 Bed Unit. Walking distance to shops and the Bus line.

PROPERTY HIGHLIGHTS

- 2- 2bd units and 1-1bd unit. Walking distance to bus and shops

OFFERING SUMMARY

Sale Price:	\$85,000
Number of Units:	3
Lot Size:	0.08 Acres
Building Size:	1,952 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	418	1,321	4,521
Total Population	674	2,377	8,939
Average HH Income	\$48,830	\$57,518	\$53,143

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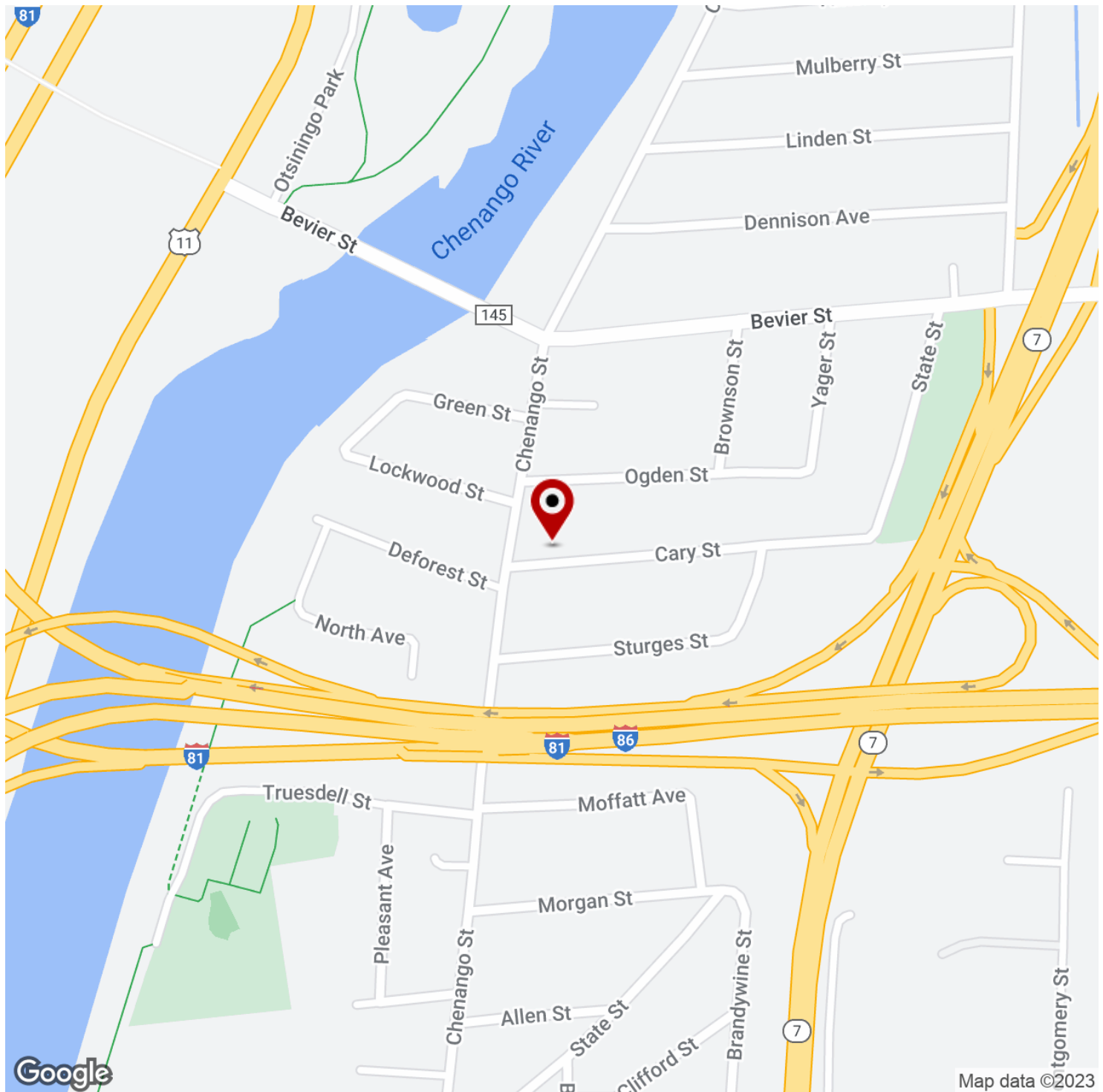
KW COMMERCIAL
49 Court Street
Suite 300B
Binghamton, NY 13901

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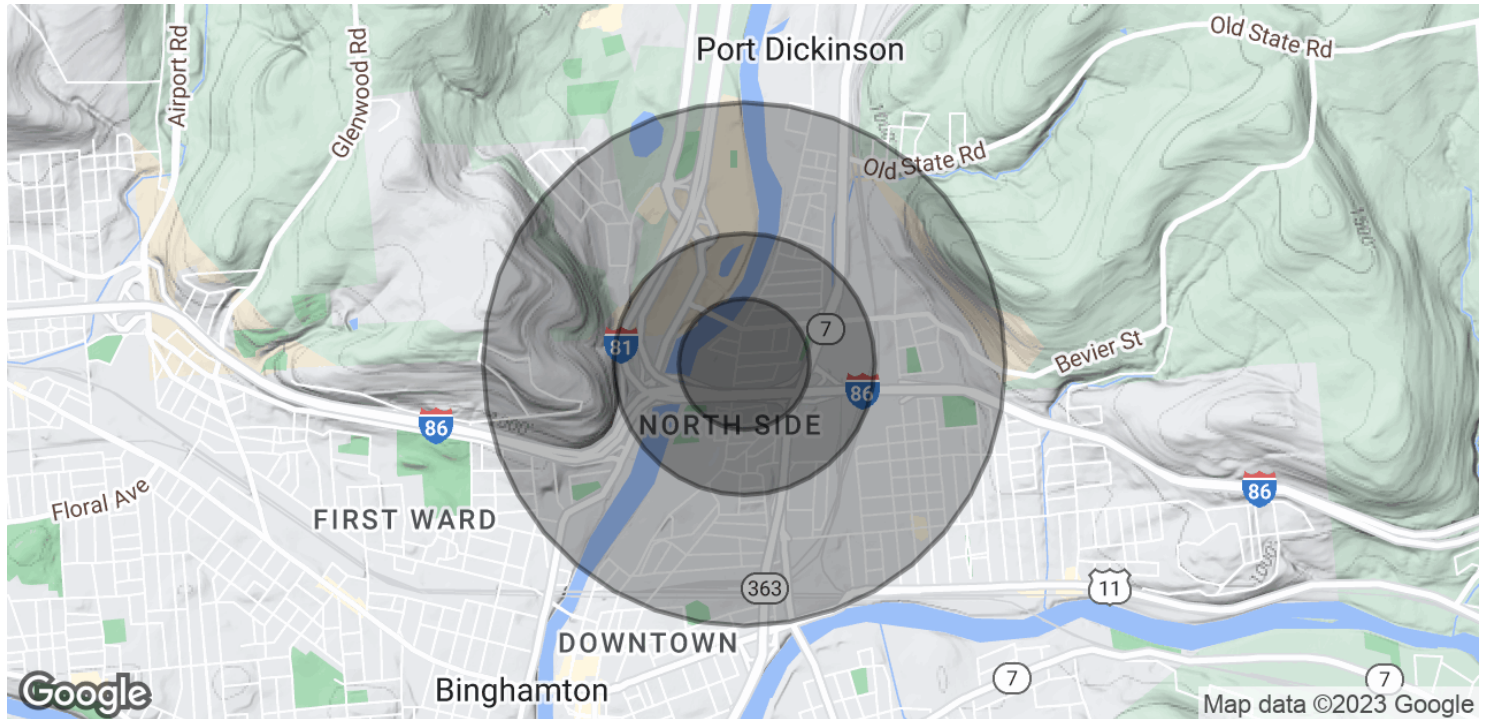
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	674	2,377	8,939
Average Age	35.9	37.2	35.5
Average Age (Male)	35.2	33.7	32.5
Average Age (Female)	36.6	39.6	38.3

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	418	1,321	4,521
# of Persons per HH	1.6	1.8	2.0
Average HH Income	\$48,830	\$57,518	\$53,143
Average House Value	\$66,558	\$77,902	\$110,539

* Demographic data derived from 2020 ACS - US Census

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