

MULTIFAMILY FOR SALE

10 CARY ST

Binghamton, NY 13901



PROPERTY DESCRIPTION

North Side duplex. In close proximity to many businesses. Very fast and easy access to the Brandywine Highway and I 86/81 interchange.

PROPERTY HIGHLIGHTS

OFFERING SUMMARY

Sale Price:	\$75,000
Number of Units:	2
Lot Size:	0.17 Acres
Building Size:	1,802 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	424	1,375	4,565
Total Population	677	2,487	9,069
Average HH Income	\$45,986	\$56,258	\$52,639

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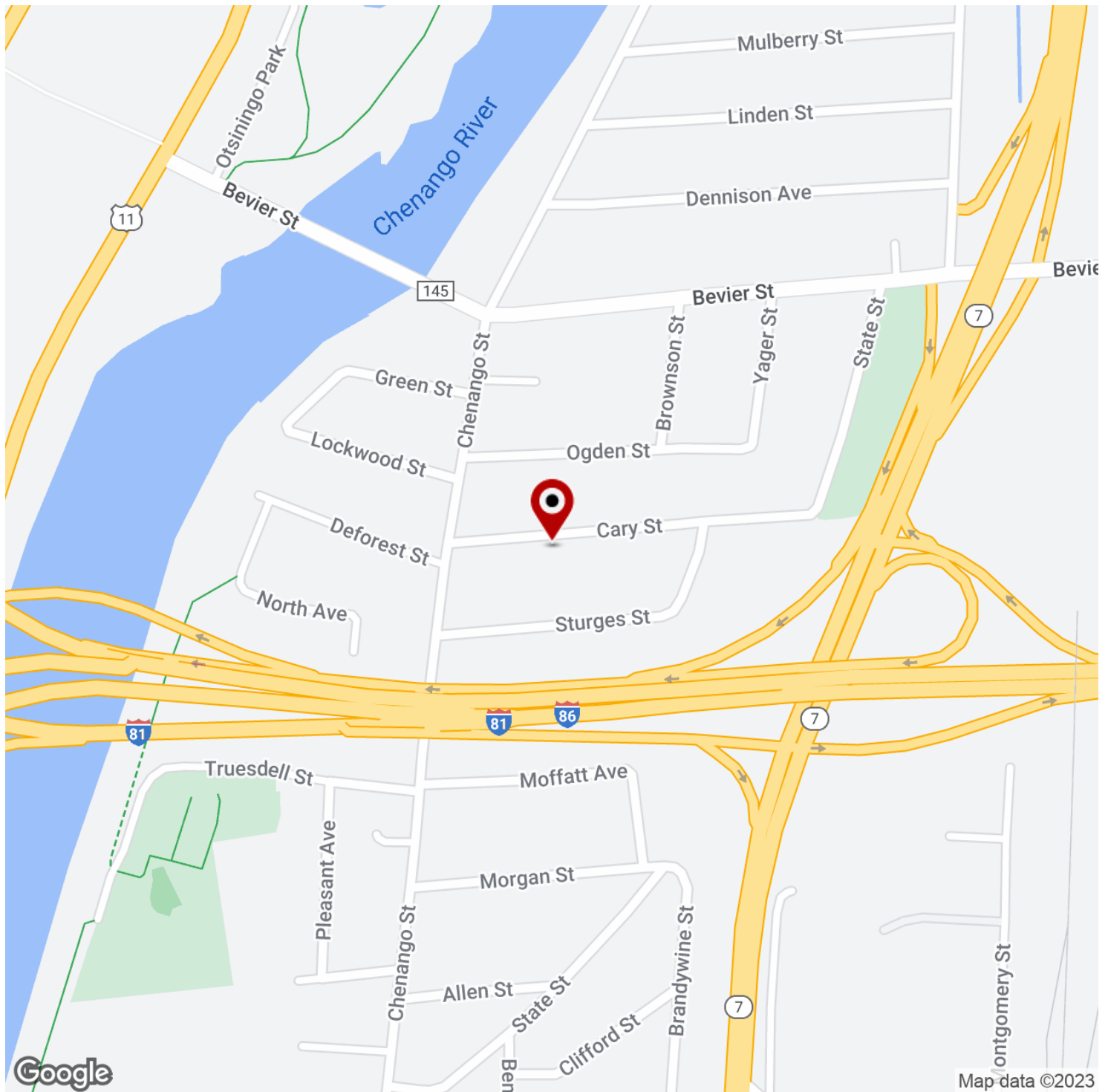
KW COMMERCIAL
49 Court Street
Suite 300B
Binghamton, NY 13901

Each Office Independently Owned and Operated

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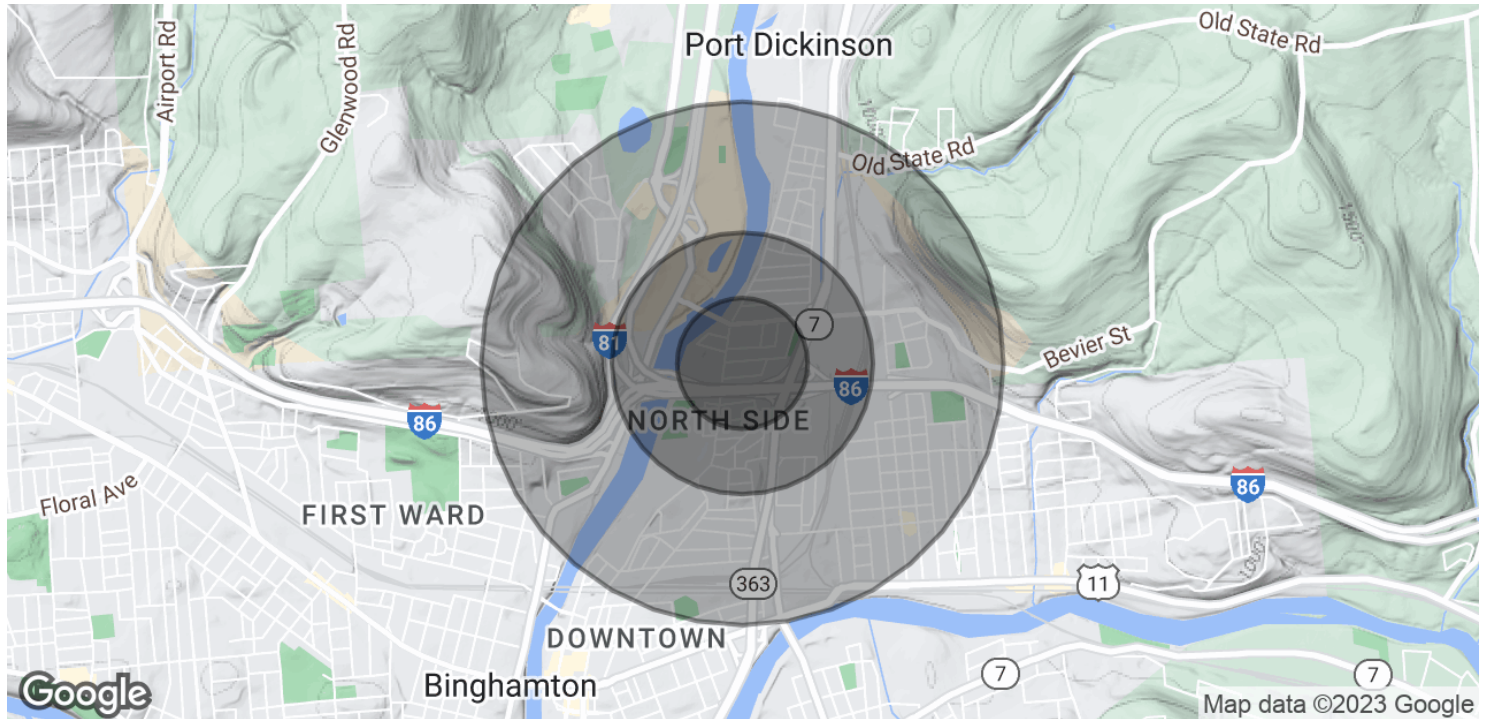
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	677	2,487	9,069
Average Age	35.6	37.0	35.5
Average Age (Male)	35.2	33.3	32.6
Average Age (Female)	36.1	39.5	38.2

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	424	1,375	4,565
# of Persons per HH	1.6	1.8	2.0
Average HH Income	\$45,986	\$56,258	\$52,639
Average House Value	\$65,783	\$75,849	\$113,477

* Demographic data derived from 2020 ACS - US Census

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