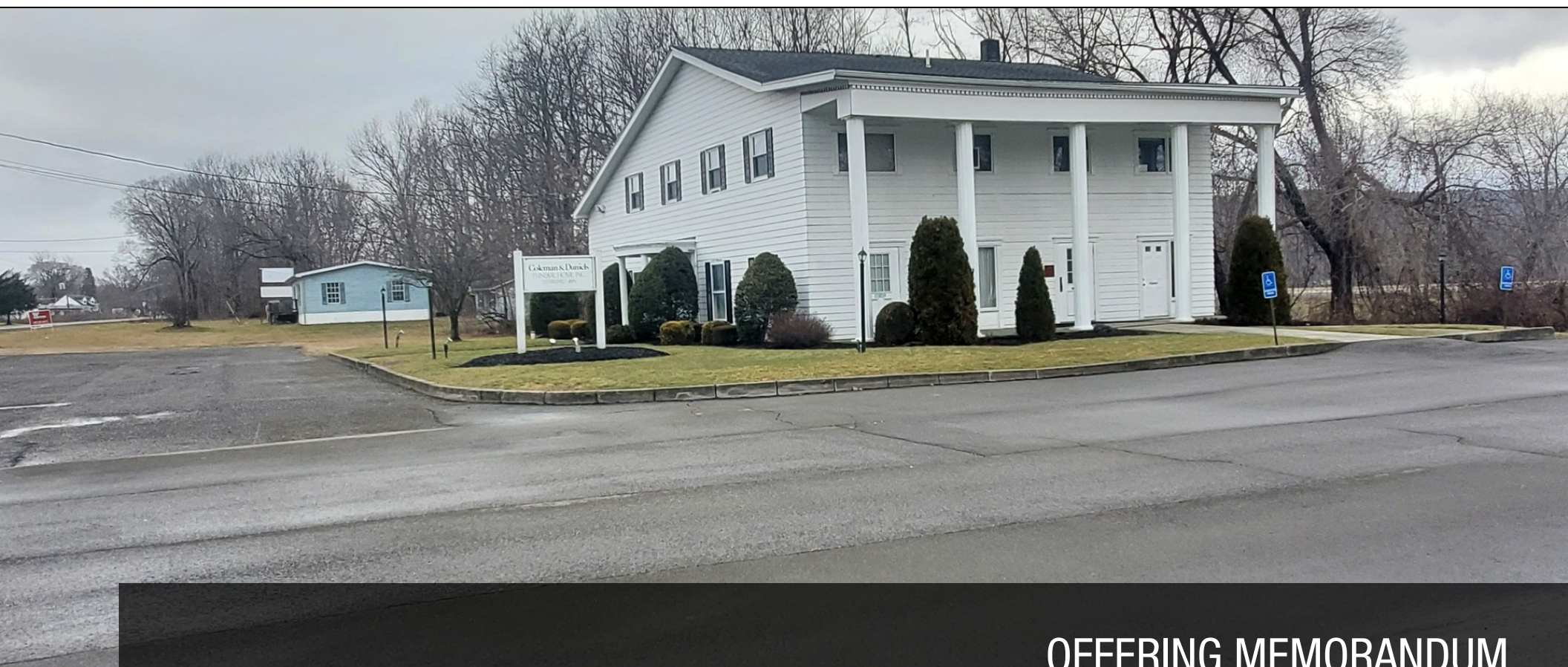


6519 Vestal Parkway West

APALACHIN, NY



OFFERING MEMORANDUM

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

PRESENTED BY:

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

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PROPERTY INFORMATION

LOCATION INFORMATION

FINANCIAL ANALYSIS

DEMOGRAPHICS



6519 VESTAL PARKWAY WEST

PROPERTY INFORMATION

1

PROPERTY SUMMARY

PROPERTY DESCRIPTION

PROPERTY DETAILS

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.

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



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LOCATION DESCRIPTION

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Property Details

Sale Price	\$349,000
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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



Additional Photos



6519 VESTAL PARKWAY WEST

LOCATION INFORMATION

2

REGIONAL MAP

LOCATION MAP

AERIAL MAP

Regional Map



Location Map



Aerial Map



6519 VESTAL PARKWAY WEST

FINANCIAL ANALYSIS

3

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

