

The Ice House

BINGHAMTON, 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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THE ICE HOUSE

PROPERTY INFORMATION

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PROPERTY SUMMARY

PROPERTY DESCRIPTION

PROPERTY DETAILS

ADDITIONAL PHOTOS

Property Summary



PROPERTY DESCRIPTION

This is a truly remarkable offering. Offered for sale is Binghamton's iconic Ice House bar and lounge. This is an offering for the real estate and FFE. The nightclub is turnkey. All FFE will stay with the sale and a new owner can immediately operate the night club. The Ice House is an actively operating Night Club. This offering includes 3 parcels including a 5,190 Square Foot building which includes the Ice House Bar with all FFE to be a turnkey operation and 2, leased 2 Bedroom apartments generating \$1,750/Month, a 4,860 Square Foot Building which is a workmans dream. 6, 2 Bed units. The multifamily is gutted to the studs and ready for development. a 3 Bay Garage. All of this on a .34 Acre lot in an excellent location.

PROPERTY HIGHLIGHTS

- Fully operating Nightclub.
- Includes all FFE for a turnkey operation.
- Excellent location. One block from Main Street and walking distance to the Price Chopper Plaza.
- Industrial zoning allows a lot of flexibility.

OFFERING SUMMARY

| | |
|------------------|------------|
| Sale Price: | \$525,000 |
| Number of Units: | 9 |
| Lot Size: | 0.34 Acres |
| Building Size: | 10,050 SF |

| DEMOGRAPHICS | 0.25 MILES | 0.5 MILES | 1 MILE |
|-------------------|------------|-----------|----------|
| Total Households | 885 | 2,998 | 9,928 |
| Total Population | 2,021 | 6,111 | 19,441 |
| Average HH Income | \$50,093 | \$45,144 | \$48,535 |



Property Description



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LOCATION DESCRIPTION

This is an excellent corner location on the corner of Charlotte and Florence St. in Binghamton, NY. Situated only one block from Main Street and one block from Jarvis St in Binghamton, NY. This location is central to Binghamton's West Side and in close proximity to Main Street and the I86 interchange. Walking distance to the Price Chopper Plaza and much of Binghamton's Restaurants, Shops and Amenities.



Property Details

Sale Price

\$525,000

PROPERTY INFORMATION

| | |
|------------------|-----------------------------|
| Property Type | Retail |
| Property Subtype | Street Retail |
| Zoning | Light and Medium Industrial |
| Lot Size | 0.34 Acres |

PARKING & TRANSPORTATION

UTILITIES & AMENITIES

LOCATION INFORMATION

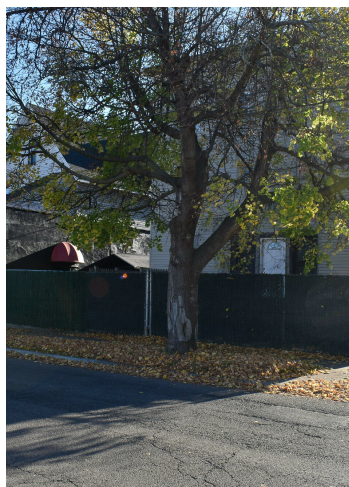
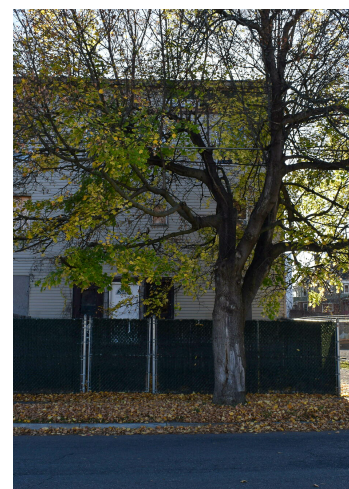
| | |
|------------------|----------------------------|
| Building Name | The Ice House |
| Street Address | 15 and 17 Charlotte Street |
| City, State, Zip | Binghamton, NY 13905 |
| County | Broome |
| Market | Binghamton Retail |
| Sub-market | Binghamton Housing |
| Cross-Streets | Florence |

BUILDING INFORMATION

| | |
|------------------|-----------|
| Building Size | 10,050 SF |
| Number of Floors | 2 |



Additional Photos



THE ICE HOUSE

LOCATION INFORMATION

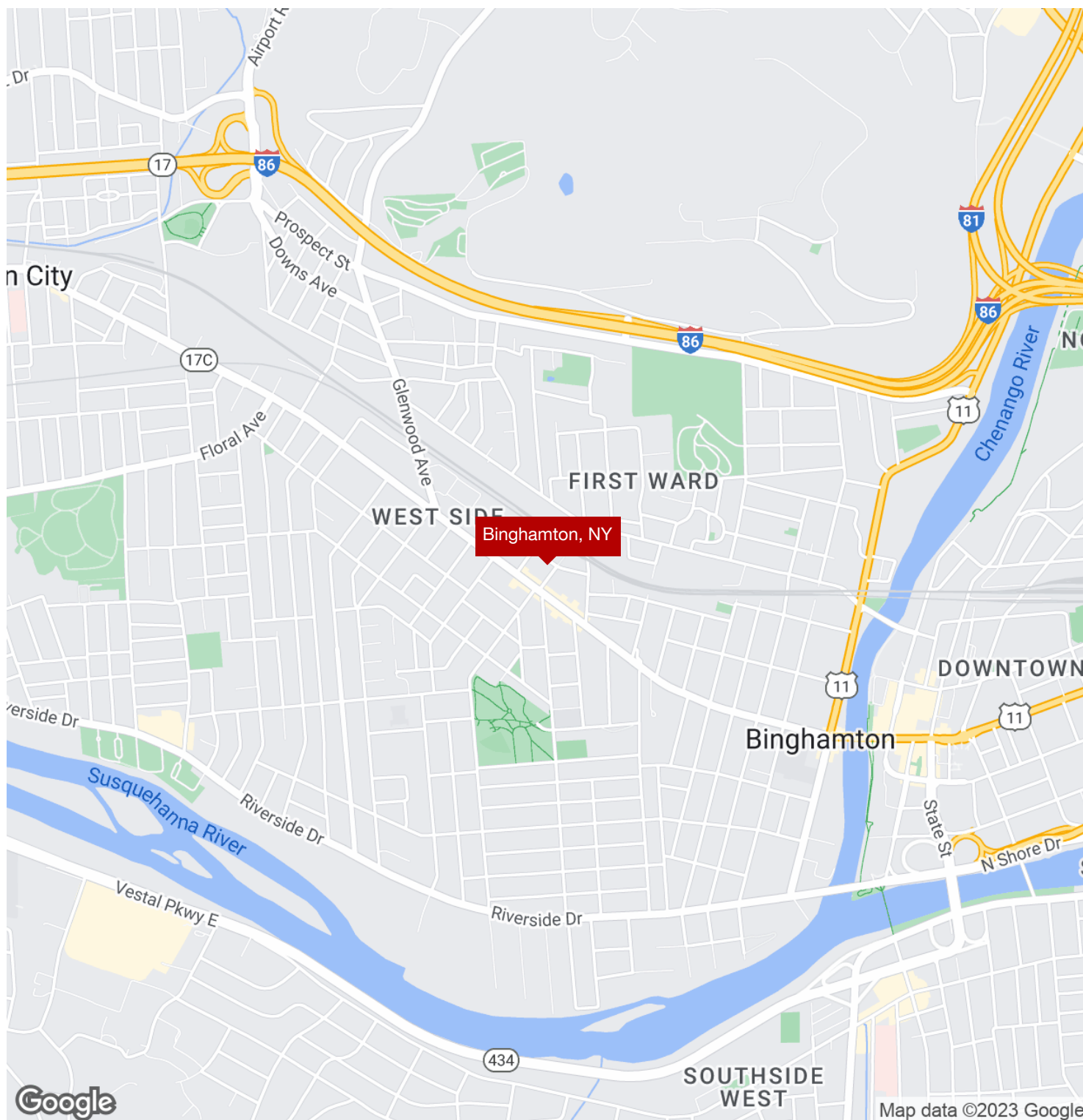
2

REGIONAL MAP

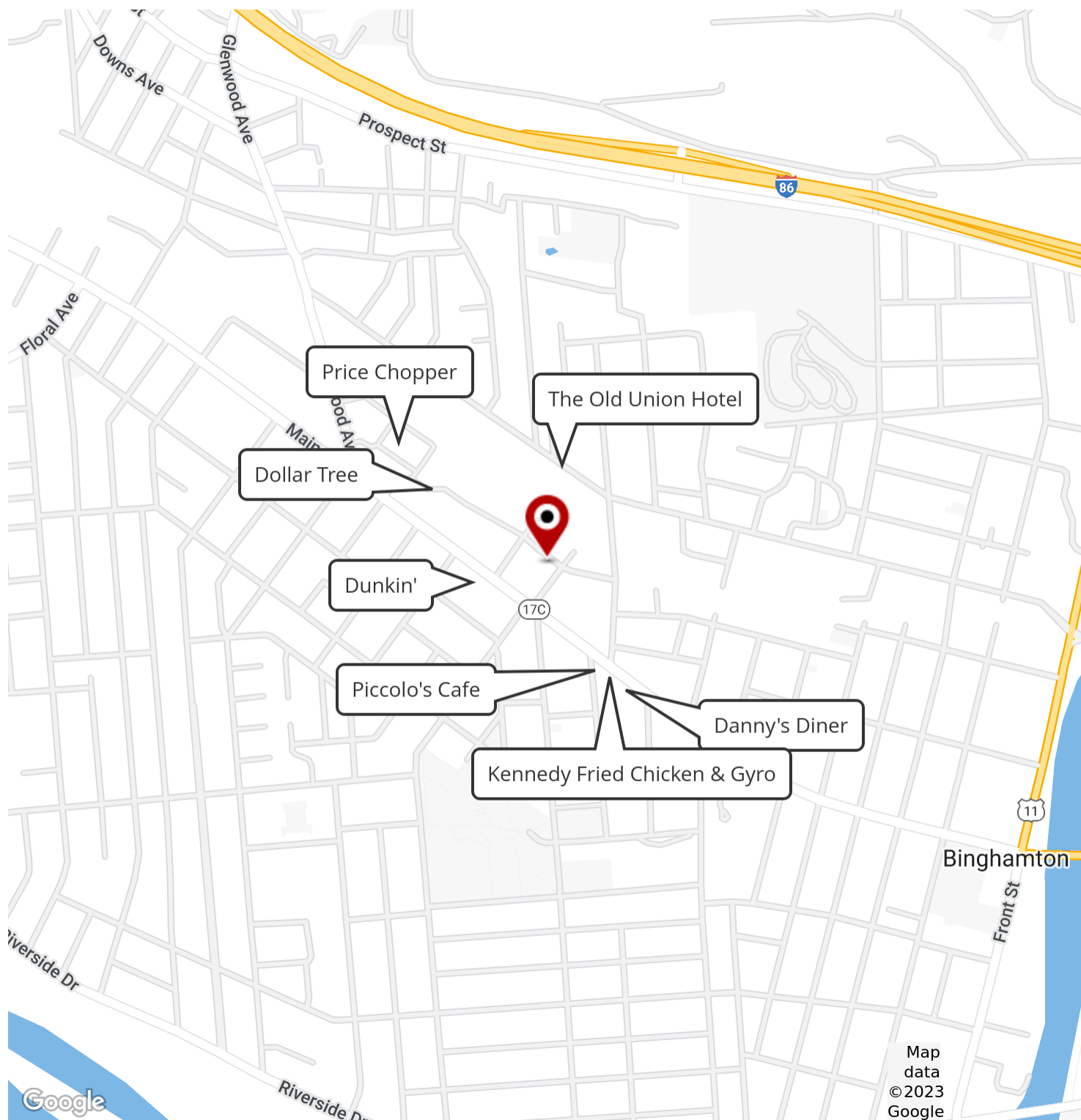
LOCATION MAP

AERIAL MAP

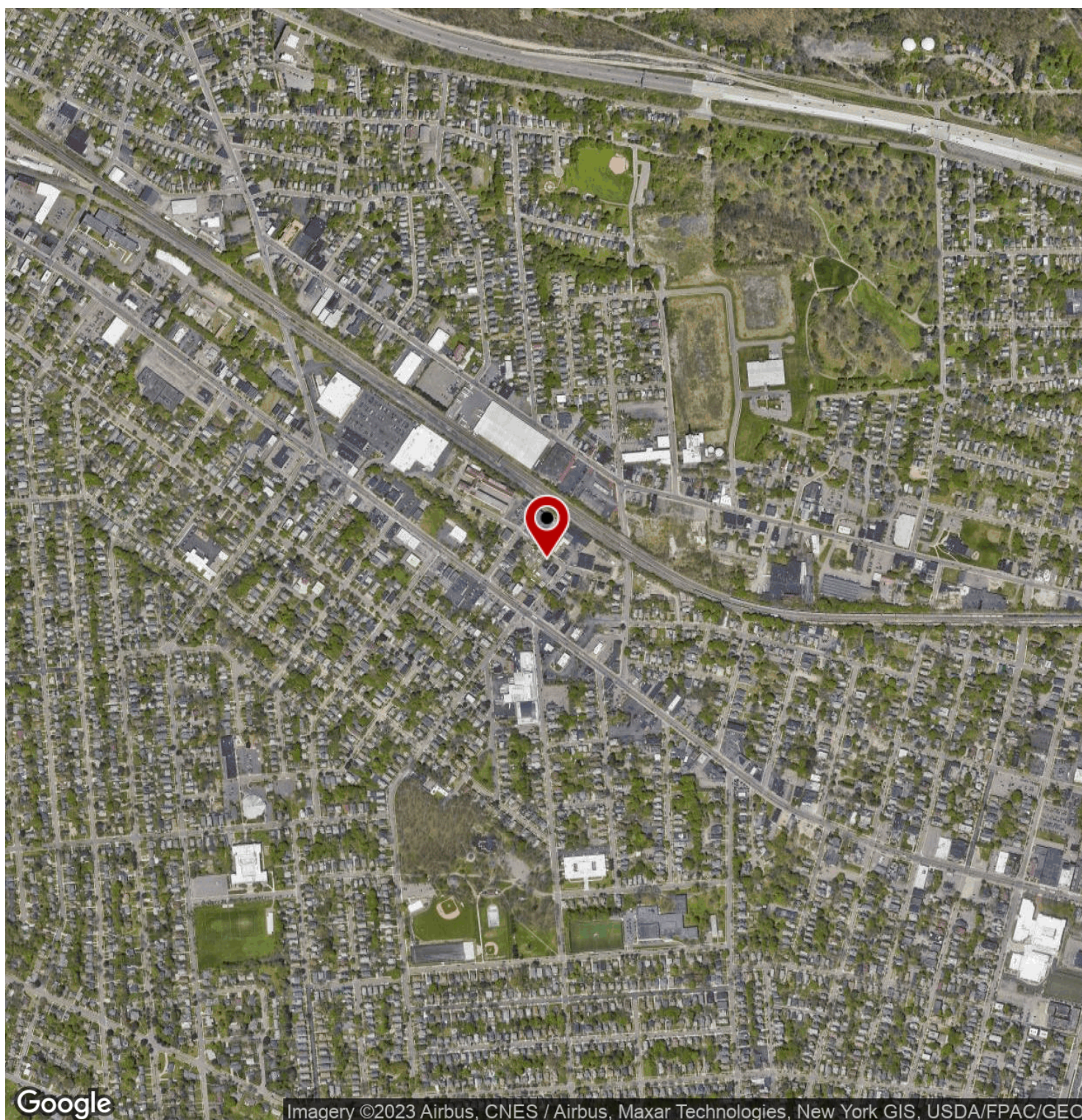
Regional Map



Location Map



Aerial Map



THE ICE HOUSE

FINANCIAL ANALYSIS

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FINANCIAL SUMMARY

Financial Summary

INVESTMENT OVERVIEW

THE ICE HOUSE

| | |
|----------------|-----------|
| Price | \$525,000 |
| Price per SF | \$52 |
| Price per Unit | \$58,333 |

OPERATING DATA

THE ICE HOUSE

FINANCING DATA

THE ICE HOUSE



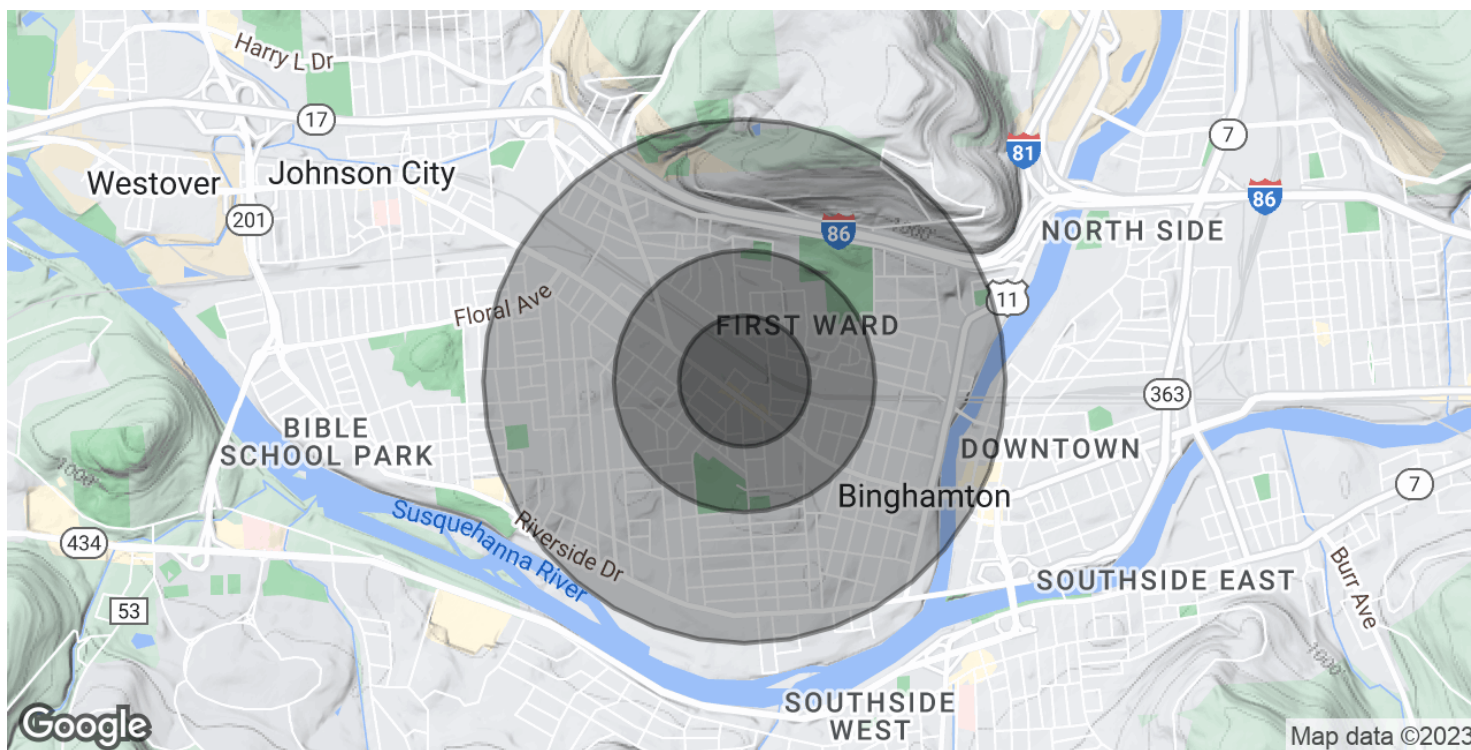
THE ICE HOUSE

DEMOGRAPHICS

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DEMOGRAPHICS MAP & REPORT

Demographics Map & Report



| POPULATION | 0.25 MILES | 0.5 MILES | 1 MILE |
|----------------------|------------|-----------|----------|
| Total Population | 2,021 | 6,111 | 19,441 |
| Average Age | 26.4 | 30.2 | 35.7 |
| Average Age (Male) | 26.7 | 28.2 | 34.0 |
| Average Age (Female) | 27.8 | 32.5 | 37.9 |
| HOUSEHOLDS & INCOME | 0.25 MILES | 0.5 MILES | 1 MILE |
| Total Households | 885 | 2,998 | 9,928 |
| # of Persons per HH | 2.3 | 2.0 | 2.0 |
| Average HH Income | \$50,093 | \$45,144 | \$48,535 |
| Average House Value | \$52,431 | \$68,643 | \$76,867 |

* Demographic data derived from 2020 ACS - US Census

