



# 17 Thorp St

BINGHAMTON, NY



## OFFERING MEMORANDUM

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

*PRESENTED BY:*

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# PROPERTY INFORMATION

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PROPERTY SUMMARY

PROPERTY DESCRIPTION

PROPERTY DETAILS

ADDITIONAL PHOTOS

# Property Summary



## PROPERTY DESCRIPTION

Offered for sale is this massive multifamily property on Thorp St in Binghamton. Walking distance to Main Street as well as the public and Student bus lines. Bring your tools and vision to this large West Side Multifamily. 5 Units. 2 units have 7 beds each !

## PROPERTY HIGHLIGHTS

- Massive multi-family ready for renovation
- 5 units total with 2 of the rooms having 7 beds each
- Conveniently located on the West Side of Binghamton

## OFFERING SUMMARY

Sale Price:	\$197,000
Number of Units:	5
Lot Size:	0.09 Acres
Building Size:	4,140 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	958	3,335	9,599
Total Population	2,030	7,053	17,416
Average HH Income	\$23,238	\$36,950	\$45,736



## Property Description



### PROPERTY DESCRIPTION

Offered for sale is this massive multifamily property on Thorp St in Binghamton. Walking distance to Main Street as well as the public and Student bus lines. Bring your tools and vision to this large West Side Multifamily. 5 Units. 2 units have 7 beds each !

### LOCATION DESCRIPTION

Conveniently located on Thorp St in Binghamton. Close to downtown Binghamton and bus lines.



# Property Details

Sale Price

**\$197,000**

## PROPERTY INFORMATION

Property Type	Multifamily
Property Subtype	Mid-Rise
Zoning	Residential Multi Unit Dwelling
Lot Size	0.09 Acres

## LOCATION INFORMATION

Street Address	17 Thorp St
City, State, Zip	Binghamton, NY 13905
County	Broome

## BUILDING INFORMATION

Building Size	4,140 SF
Tenancy	Multiple
Number of Floors	2
Year Built	1960

## PARKING & TRANSPORTATION

## UTILITIES & AMENITIES



## Additional Photos



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# LOCATION INFORMATION

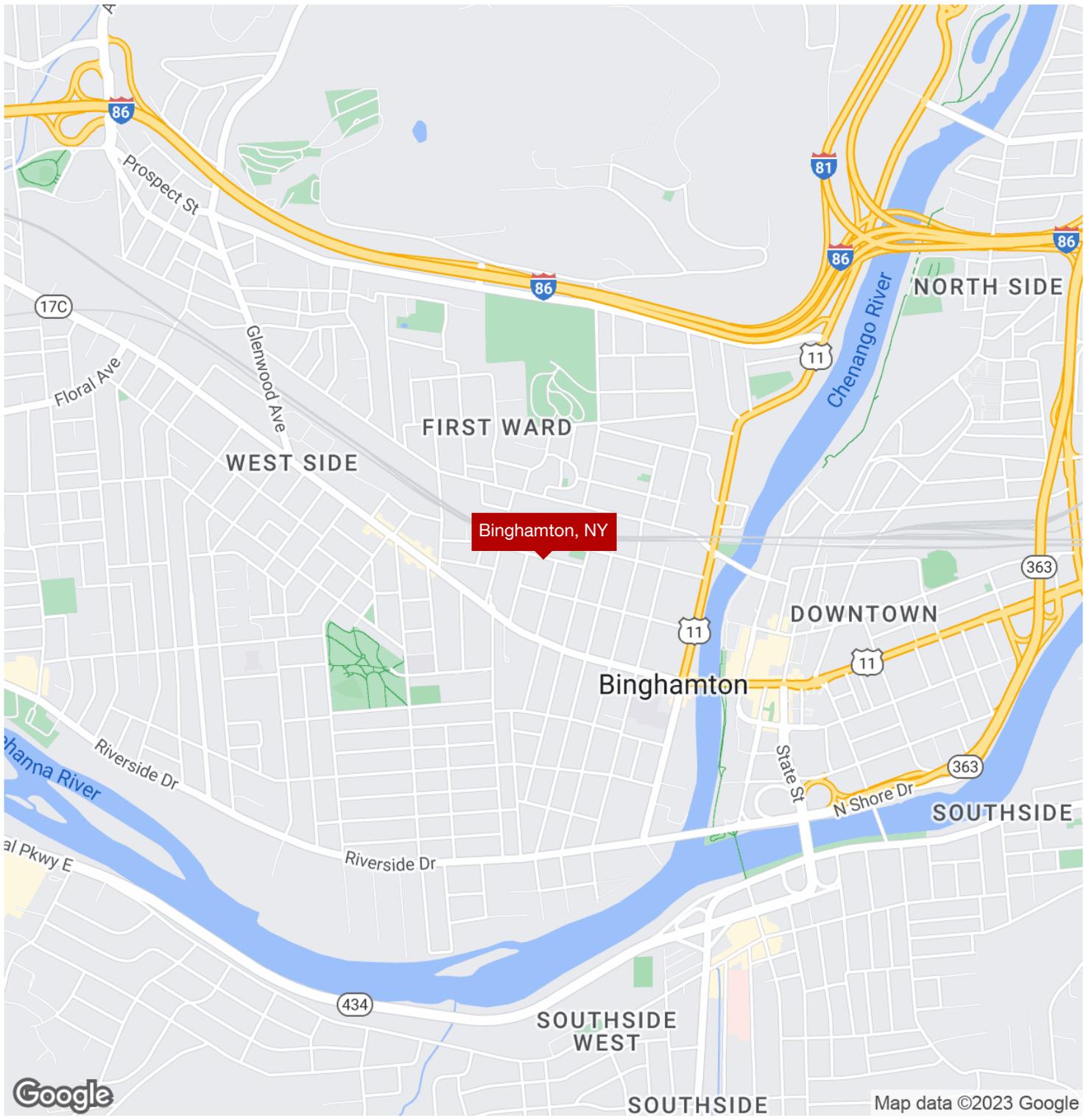
# 2

REGIONAL MAP

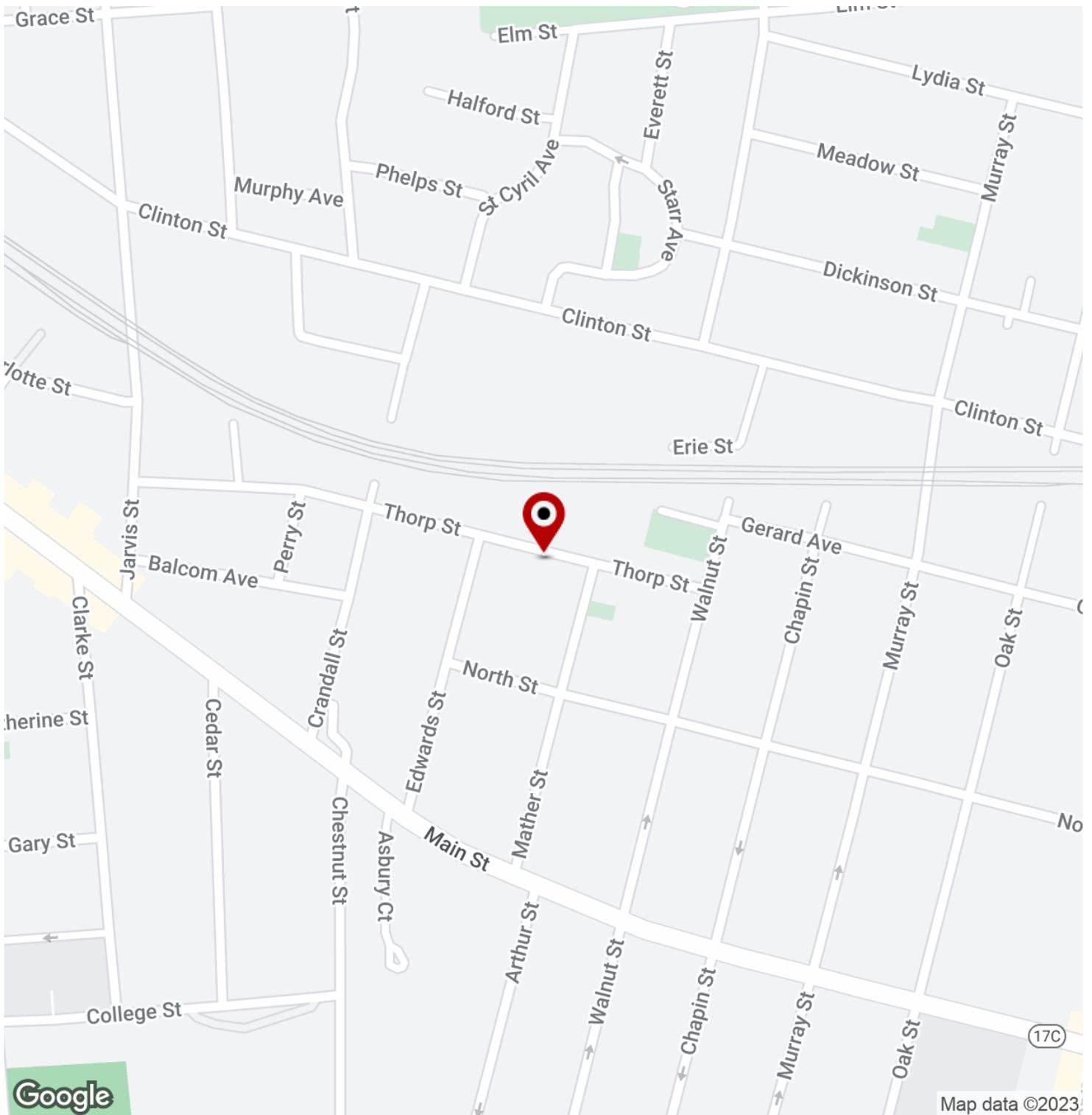
LOCATION MAP

AERIAL MAP

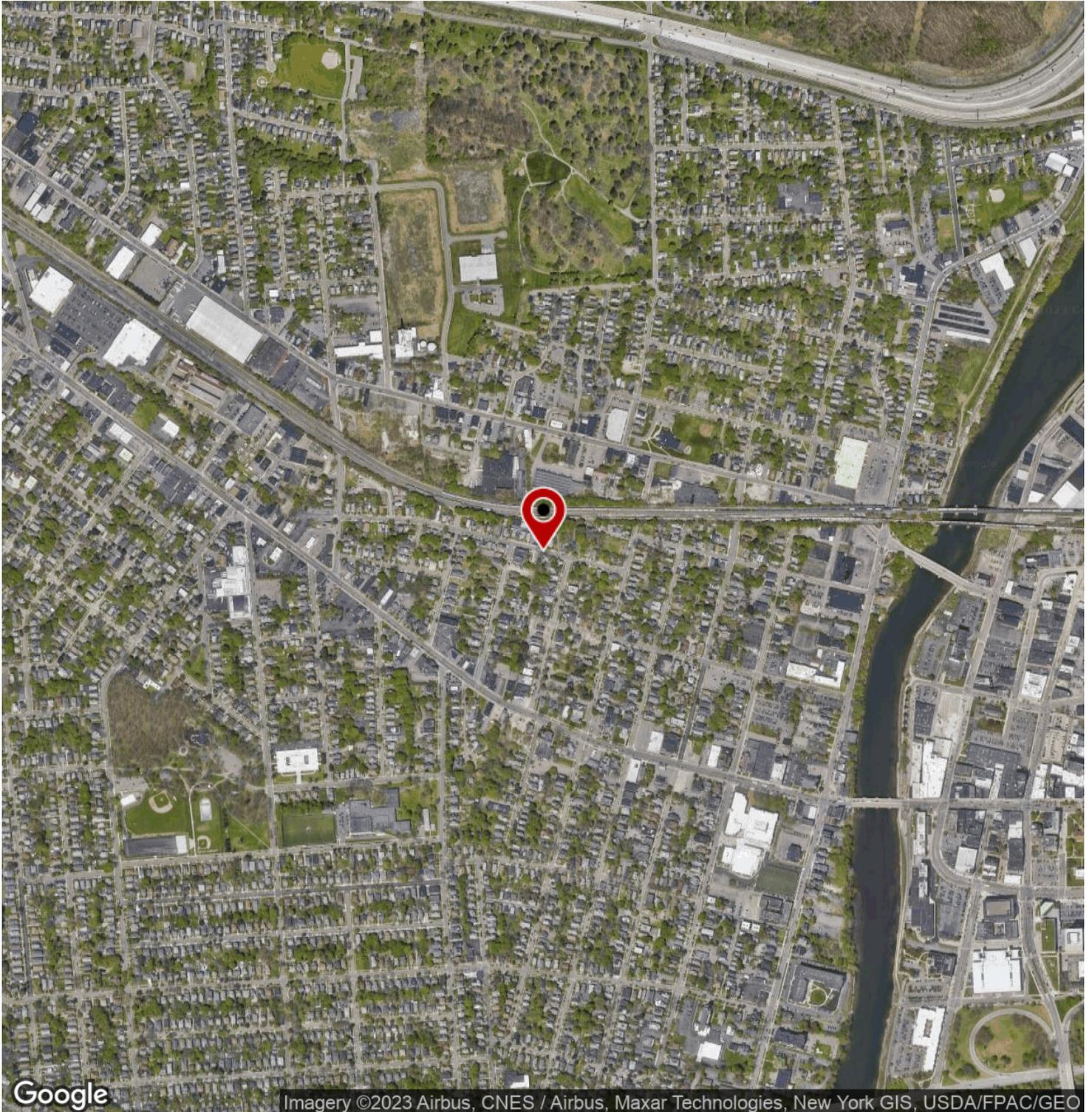
# Regional Map



# Location Map



# Aerial Map



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# FINANCIAL ANALYSIS

# 3

FINANCIAL SUMMARY

INCOME & EXPENSES

UNIT MIX SUMMARY

TENANT PROFILES

# Financial Summary

## INVESTMENT OVERVIEW

Price	\$197,000
Price per SF	\$48
Price per Unit	\$39,400

## OPERATING DATA

## FINANCING DATA



# Income & Expenses

## INCOME SUMMARY

NET INCOME	\$0
------------	-----

## EXPENSES SUMMARY

OPERATING EXPENSES	\$0
--------------------	-----

NET OPERATING INCOME	\$0
----------------------	-----



# Unit Mix Summary



# Tenant Profiles

Please Upload  
Tenant Logo/Photo

### TENANT OVERVIEW

Company: -  
 Founded: -  
 Locations: -  
 Total Revenue: -  
 Net Income: -  
 Net Worth: -  
 Lease Rate: -  
 Headquarters: -  
 Website: -

### RENT SCHEDULE

LEASE YEARS	ANNUAL RENT	BUMP	YIELD
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-

### TENANT HIGHLIGHTS

- Add bullets here...

### CUSTOM TEXT

Add text here...



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# SALE COMPARABLES

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SALE COMPS

SALE COMPS MAP & SUMMARY

# Sale Comps



It turns out, you don't have any Comps Selected!

(click "  **Edit Sale Comps**" in the Page Edit Bar)



## Sale Comps Map & Summary



It turns out, you don't have any Comps Selected!

(click "  **Edit Sale Comps**" in the Page Edit Bar)



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# LEASE COMPARABLES

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LEASE COMPS

LEASE COMPS MAP & SUMMARY

# Lease Comps



It turns out, you don't have any Comps Selected!

(click "  **Edit Sale Comps**" in the Page Edit Bar)



# Lease Comps Map & Summary



It turns out, you don't have any Comps Selected!

(click "  **Edit Lease Comps**" in the Page Edit Bar)



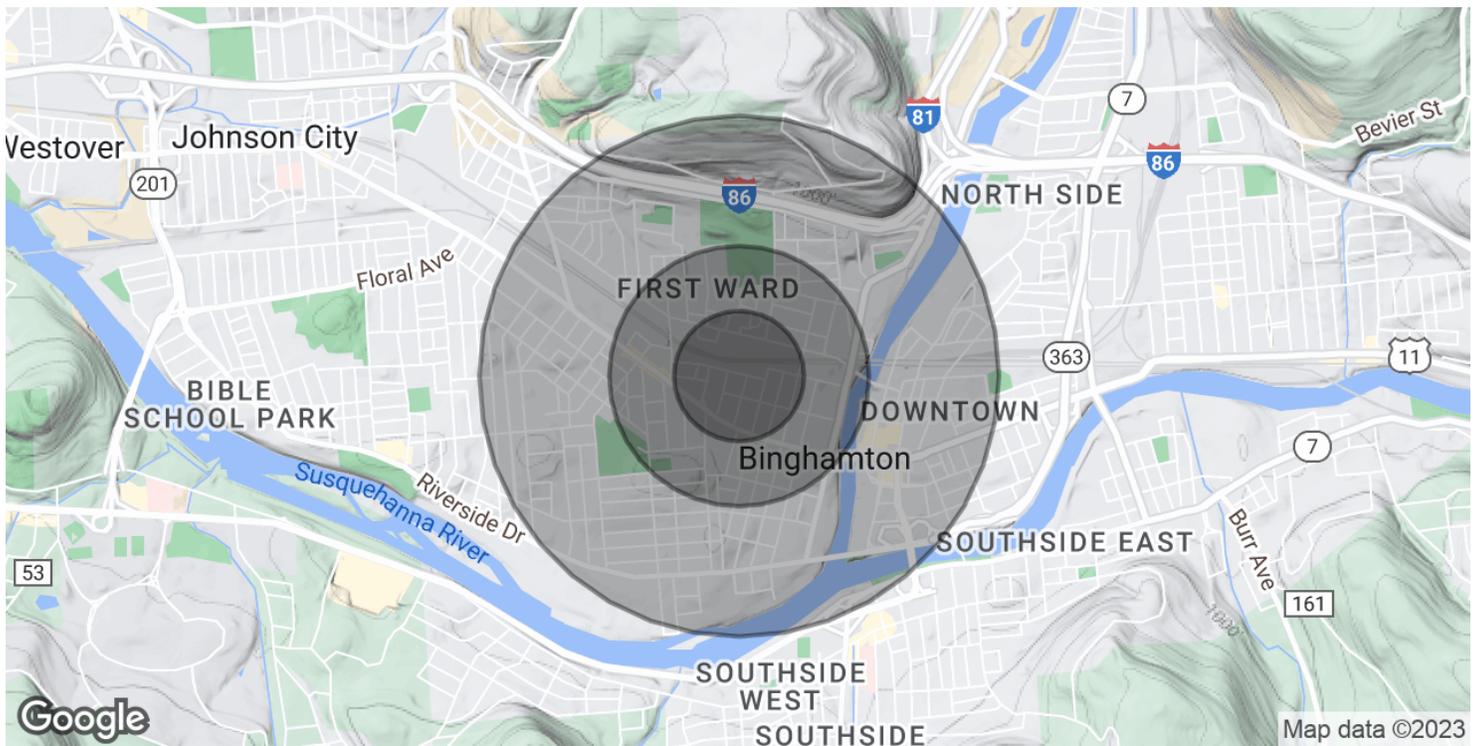
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# DEMOGRAPHICS

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DEMOGRAPHICS MAP & REPORT

# Demographics Map & Report



<b>POPULATION</b>	<b>0.25 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Population	2,030	7,053	17,416
Average Age	25.0	31.5	35.7
Average Age (Male)	24.5	30.5	33.4
Average Age (Female)	28.6	34.9	38.3

<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.25 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Households	958	3,335	9,599
# of Persons per HH	2.1	2.1	1.8
Average HH Income	\$23,238	\$36,950	\$45,736
Average House Value	\$19,607	\$31,449	\$69,675

\* Demographic data derived from 2020 ACS - US Census



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# ADDITIONAL INFORMATION

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SITE PLANS

# Site Plans



It turns out, you don't have any Site Plans Uploaded!

(be sure to add site plans in the [Property Edit Form](#) or  
"Publish on Website and Docs" in the [Plans Tab](#))

