

1104 Union Center Maine Highway

ENDICOTT, NY



OFFERING MEMORANDUM

PRESENTED BY:

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

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

ANGELA MARTINEZ, CIREC
Agent
O: 607.651.3976
amartinez607@kw.com
NY #10401348593

Table Of Contents

TABLE OF CONTENTS

PROPERTY INFORMATION	3
LOCATION INFORMATION	8
FINANCIAL ANALYSIS	12
DEMOGRAPHICS	14
ADDITIONAL INFORMATION	16

CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from Scott Warren - KW - NY - Greater Binghamton its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Scott Warren - KW - NY - Greater Binghamton its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Scott Warren - KW - NY - Greater Binghamton will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Scott Warren - KW - NY - Greater Binghamton makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Scott Warren - KW - NY - Greater Binghamton does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Scott Warren - KW - NY - Greater Binghamton in compliance with all applicable fair housing and equal opportunity laws.



1104 UNION CENTER MAINE HIGHWAY

PROPERTY INFORMATION

1

PROPERTY SUMMARY

PROPERTY DESCRIPTION

PROPERTY DETAILS

ADDITIONAL PHOTOS

Property Summary



PROPERTY DESCRIPTION

Offered for sale is this 5,832 SF Mixed use building in West Corners. This is an excellent location. Directly on NYS Route 26N. This building is situated in a heavily trafficked Retail area. Situated directly next to CVS Pharmacy on one side, Phil's Chicken House on the other side and across the street from the Weiss Supermarket complex. This location has an average daily traffic count of 9,779. This building has 3 Apartments currently generating \$2,300 per month on the second floor. The First floor was completely renovated and is 2,916 SF of prime Retail space. The Retail space could have a number of different uses in this location which has historically an excellent location for Retail.

PROPERTY HIGHLIGHTS

- Current cash flow from Apartments.
- 1, 3 Bed Apartment and 2, 1 Bed Apartments generating \$2,300/Month.
- 2,916 SF of premium retail space. Recently renovated.
- Excellent location. Average daily traffic count of 9,779.

OFFERING SUMMARY

Sale Price:	\$399,000
Number of Units:	4
Lot Size:	0.18 Acres
Building Size:	5,832 SF

DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	566	3,104	7,868
Total Population	1,197	6,477	15,420
Average HH Income	\$83,653	\$66,037	\$55,983



Property Description



PROPERTY DESCRIPTION

Offered for sale is this 5,832 SF Mixed use building in West Corners. This is an excellent location. Directly on NYS Route 26N. This building is situated in a heavily trafficked Retail area. Situated directly next to CVS Pharmacy on one side, Phil's Chicken House on the other side and across the street from the Weiss Supermarket complex. This location has an average daily traffic count of 9,779. This building has 3 Apartments currently generating \$2,300 per month on the second floor. The First floor was completely renovated and is 2,916 SF of prime Retail space. The Retail space could have a number of different uses in this location which has historically an excellent location for Retail.

LOCATION DESCRIPTION

This is an excellent location. Directly on NYS Route 26N. This building is situated in a heavily trafficked Retail area. Situated directly next to CVS Pharmacy on one side, Phil's Chicken House on the other side and across the street from the Weiss Supermarket complex. This location has an average daily traffic count of 9,779.



Property Details

Sale Price

\$399,000**PROPERTY INFORMATION**

Property Type	Retail
Property Subtype	Street Retail
Zoning	Neighborhood Commercial
Lot Size	0.18 Acres

PARKING & TRANSPORTATION**UTILITIES & AMENITIES****LOCATION INFORMATION**

Building Name	1104 Union Center Maine Highway
Street Address	1104 Union Center Maine Highway
City, State, Zip	Endicott, NY 13760
County	Broome
Market	Binghamton MSA
Cross-Streets	Carl Street

BUILDING INFORMATION

Building Size	5,832 SF
Number of Floors	2
Average Floor Size	2,916 SF
Year Built	1970
Year Last Renovated	2019



Additional Photos



1104 UNION CENTER MAINE HIGHWAY

LOCATION INFORMATION

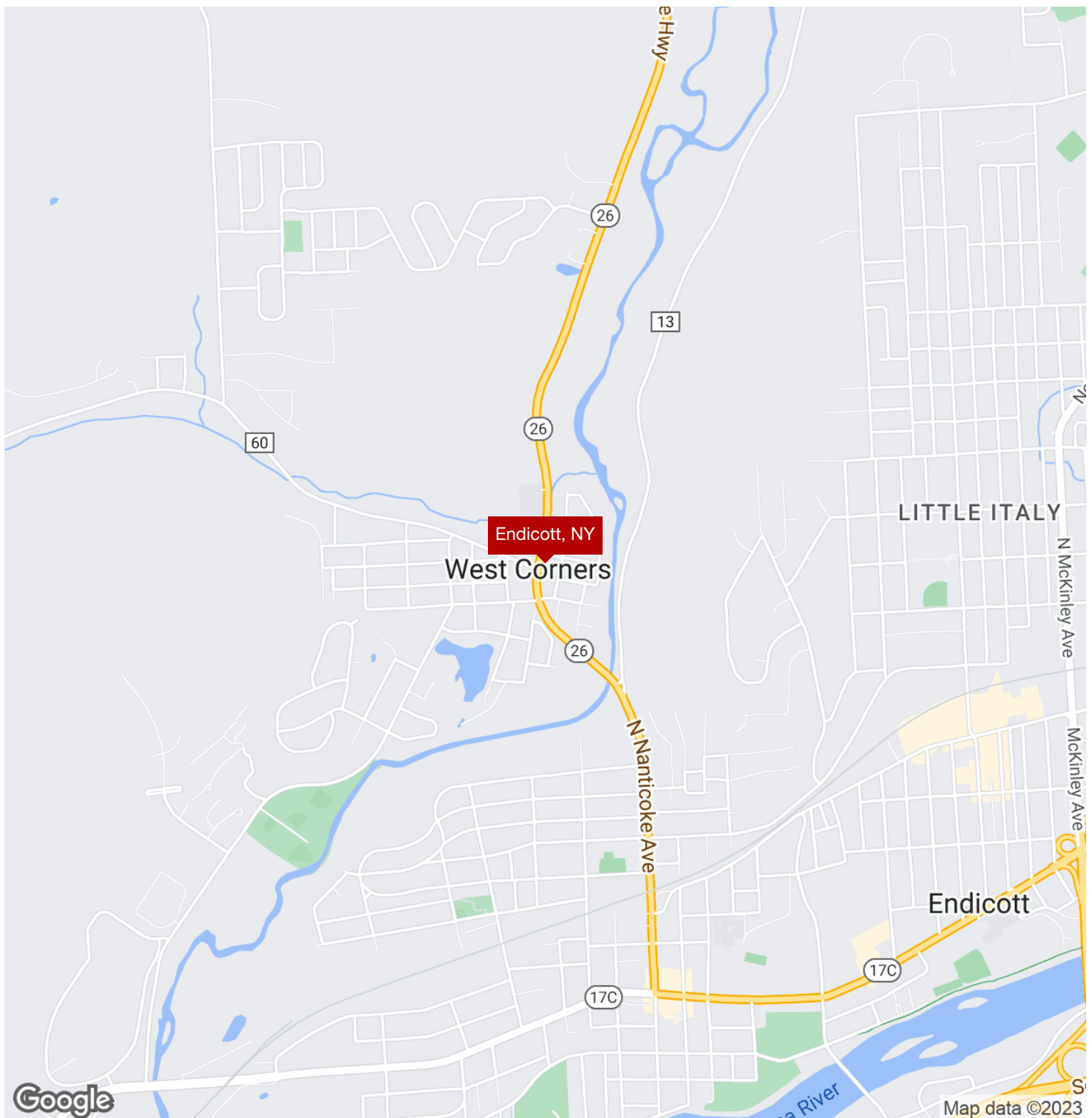
2

REGIONAL MAP

LOCATION MAP

AERIAL MAP

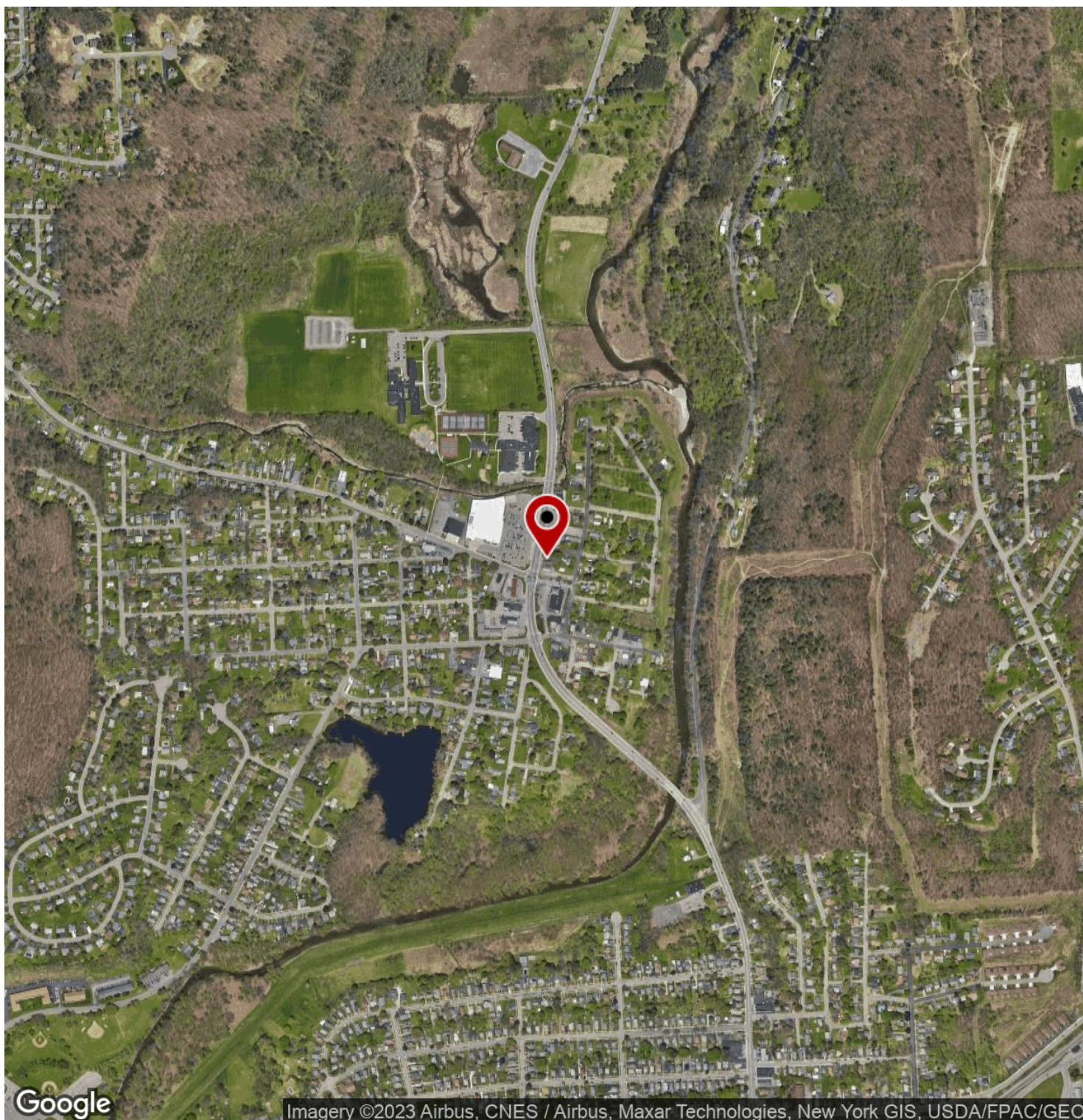
Regional Map



Location Map



Aerial Map



1104 UNION CENTER MAINE HIGHWAY

FINANCIAL ANALYSIS

3

FINANCIAL SUMMARY

Financial Summary

INVESTMENT OVERVIEW

1104 UNION CENTER MAINE HIGHWAY

Price	\$399,000
Price per SF	\$68
Price per Unit	\$99,750

OPERATING DATA

1104 UNION CENTER MAINE HIGHWAY

FINANCING DATA

1104 UNION CENTER MAINE HIGHWAY



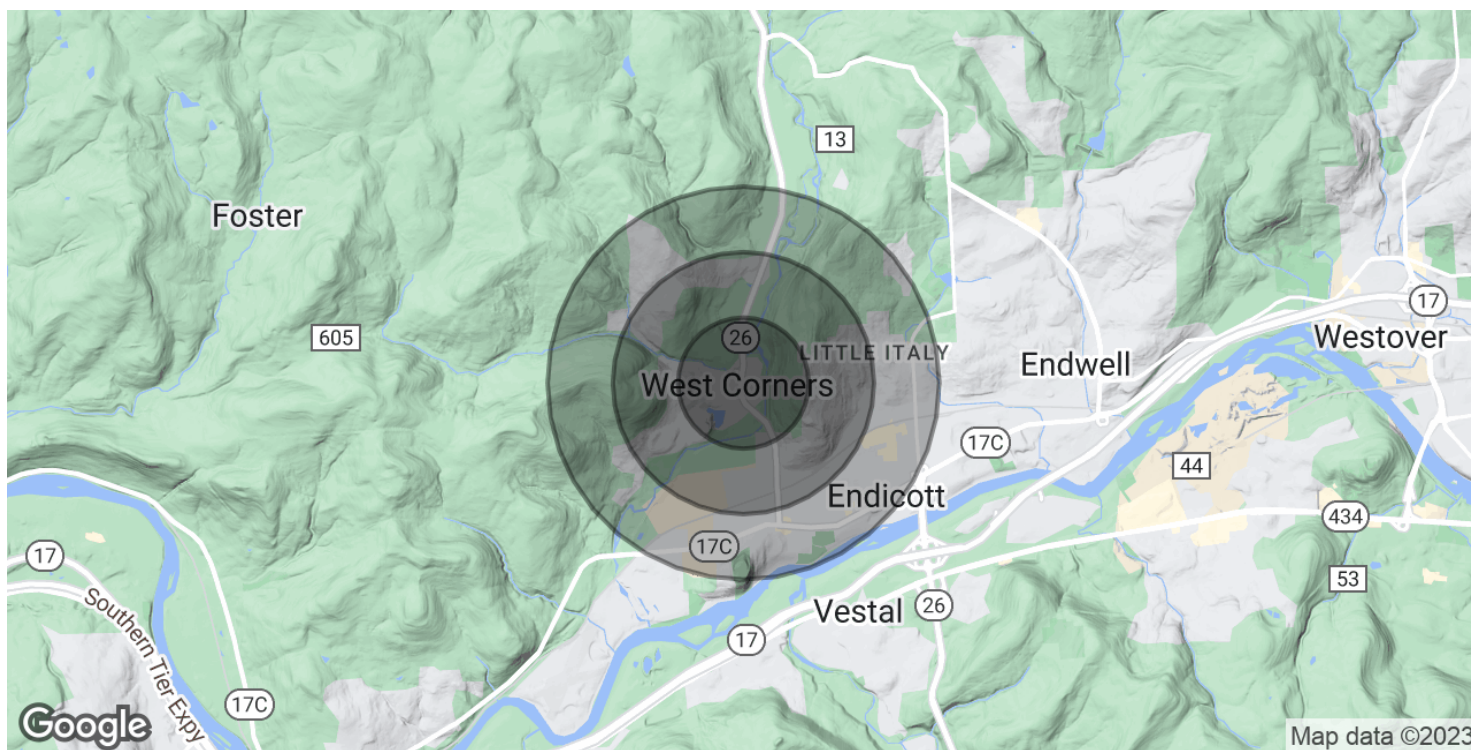
1104 UNION CENTER MAINE HIGHWAY

DEMOGRAPHICS

4

DEMOGRAPHICS MAP & REPORT

Demographics Map & Report



POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,197	6,477	15,420
Average Age	50.6	44.6	40.7
Average Age (Male)	47.6	40.0	38.4
Average Age (Female)	51.7	47.6	42.0

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	566	3,104	7,868
# of Persons per HH	2.1	2.1	2.0
Average HH Income	\$83,653	\$66,037	\$55,983
Average House Value	\$134,611	\$112,185	\$108,326

* Demographic data derived from 2020 ACS - US Census



1104 UNION CENTER MAINE HIGHWAY

ADDITIONAL INFORMATION

5