

28 Frederick St

BINGHAMTON, NY



OFFERING MEMORANDUM

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

PRESENTED BY:

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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.



28 FREDERICK ST

PROPERTY INFORMATION

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PROPERTY SUMMARY

PROPERTY DESCRIPTION

PROPERTY DETAILS

ADDITIONAL PHOTOS

Property Summary



PROPERTY DESCRIPTION

If location is everything then this property has it all. Just off of the Brandywine Highway interchange with easy access to 81, 86, 88 and Route 11. All of Broome County is within a 15 minute drive time. The property has 4 residential units. One 2 Bedroom unit and three 1 bedroom units. There is a large commercial space on the ground floor with additional sublevel space which could be used in combination with the Commercial space or redeveloped. The building has ample off street parking available. The building is separately metered and has on demand hot water. The property is located directly across from a relatively new Housing project and right next to a park. Excellent value add opportunity.

PROPERTY HIGHLIGHTS

OFFERING SUMMARY

Sale Price:	\$189,000
Number of Units:	4
Lot Size:	0.72 Acres
Building Size:	5,888 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	547	1,701	6,119
Total Population	901	2,898	11,158
Average HH Income	\$21,878	\$27,650	\$42,123



Property Description



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If location is everything then this property has it all. Just off of the Brandywine Highway interchange with easy access to 81, 86, 88 and Route 11. All of Broome County is within a 15 minute drive time. The property has 4 residential units. One 2 Bedroom unit and three 1 bedroom units. There is a large commercial space on the ground floor with additional sublevel space which could be used in combination with the Commercial space or redeveloped. The building has ample off street parking available. The building is separately metered and has on demand hot water. The property is located directly across from a relatively new Housing project and right next to a park. Excellent value add opportunity.

LOCATION DESCRIPTION

This building is located on the corner of Frederick Street & Liberty



Property Details

Sale Price

\$189,000

LOCATION INFORMATION

Street Address 28 Frederick St
City, State, Zip Binghamton, NY 13901
County Broome

BUILDING INFORMATION

Building Size 5,888 SF
Building Class B
Number of Floors 2
Year Built 1950

PROPERTY INFORMATION

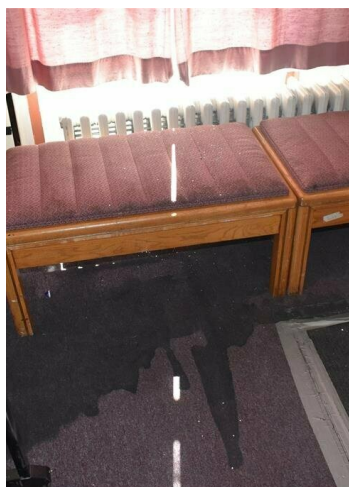
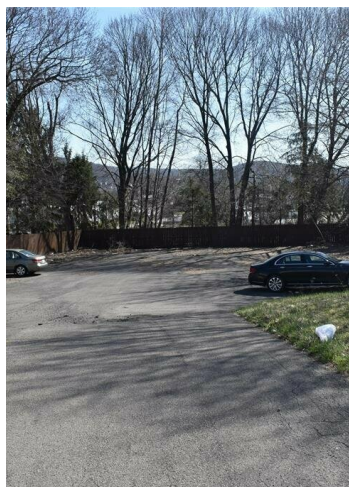
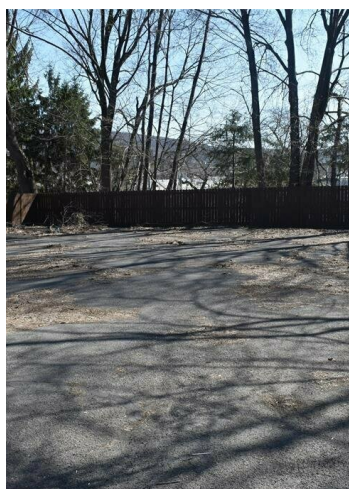
Property Type Office
Property Subtype Office Building
Zoning Residential Multi Unit Dwelling
Lot Size 0.72 Acres

PARKING & TRANSPORTATION

UTILITIES & AMENITIES



Additional Photos



28 FREDERICK ST

LOCATION INFORMATION

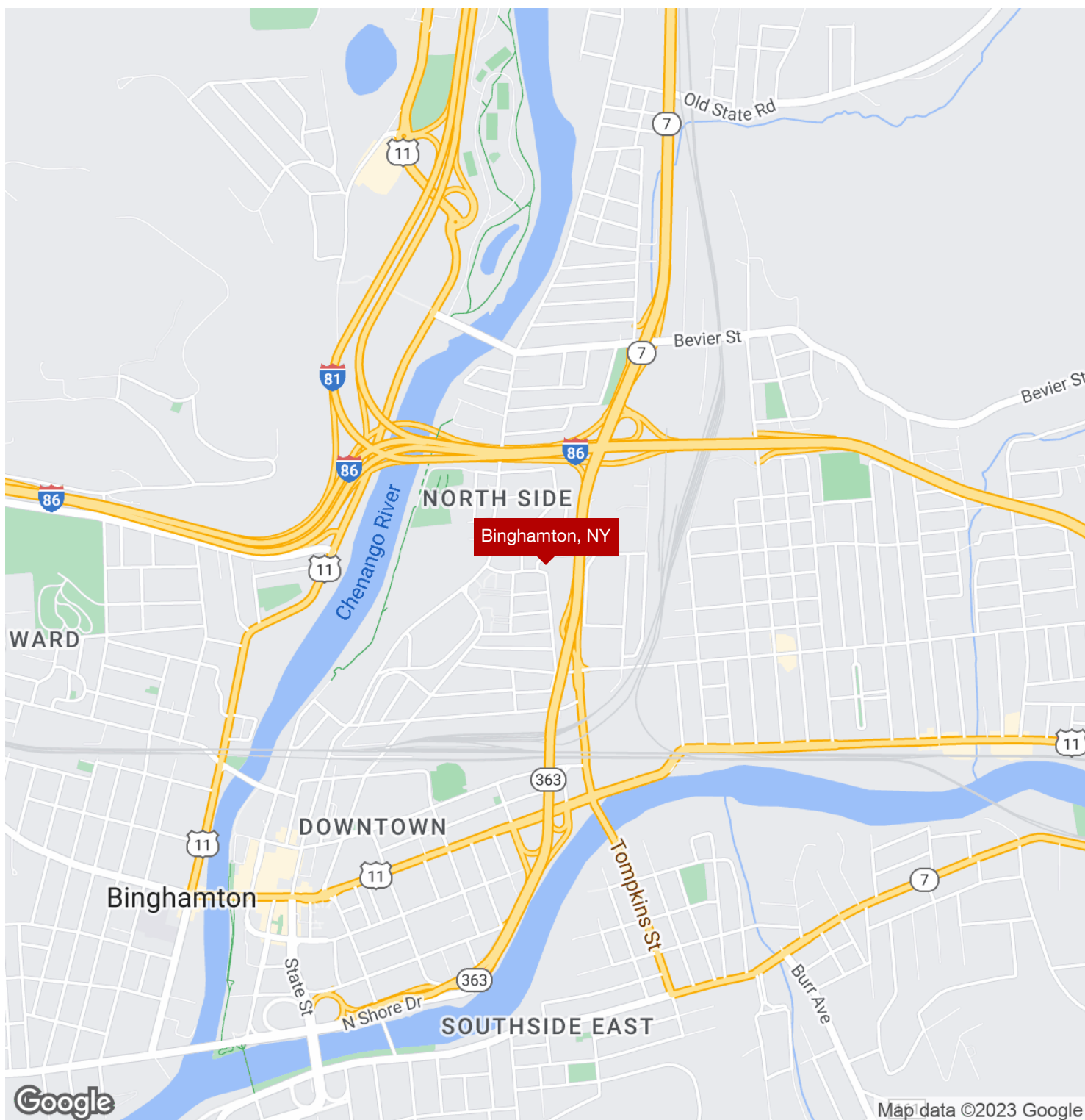
2

REGIONAL MAP

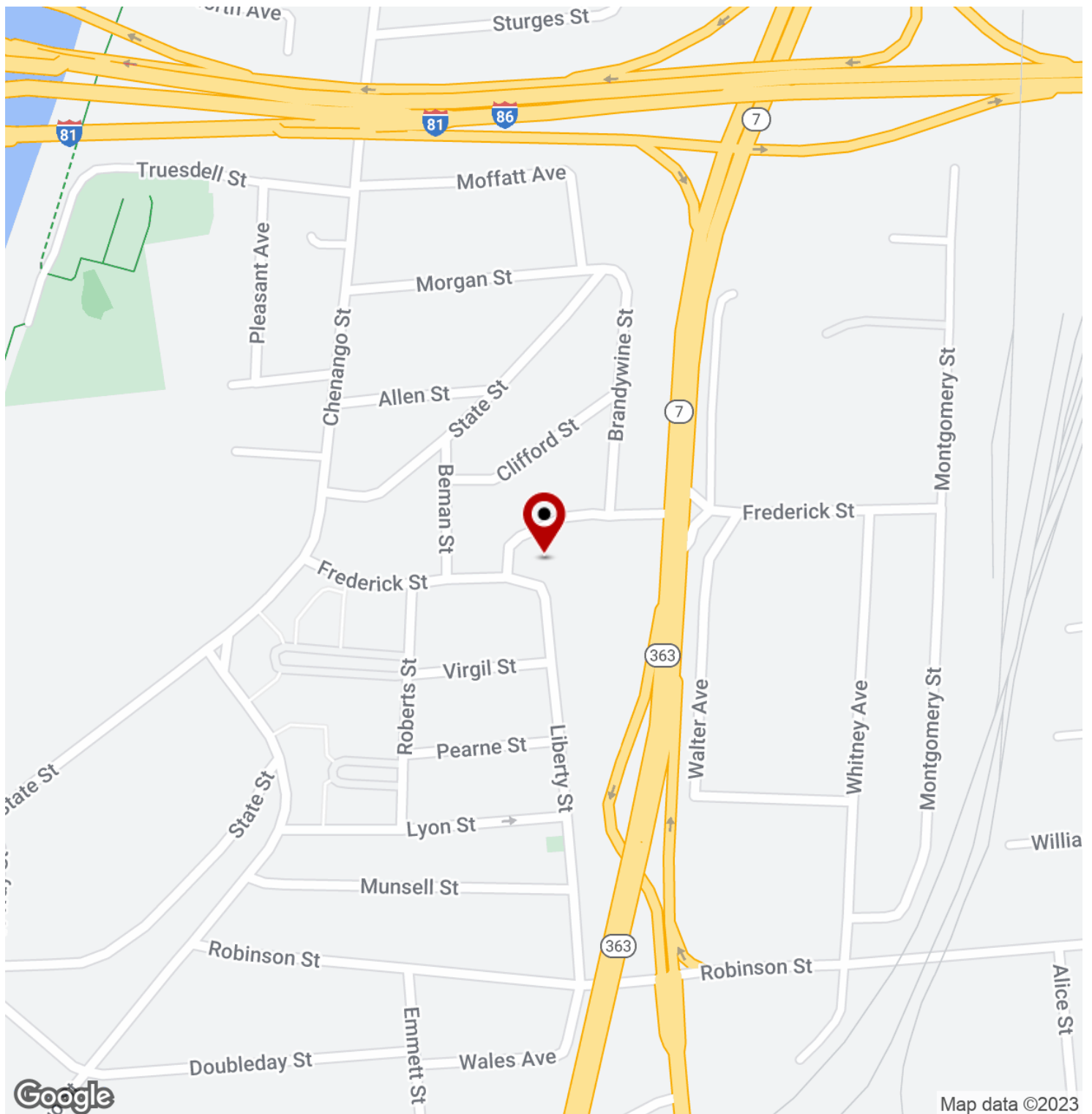
LOCATION MAP

AERIAL MAP

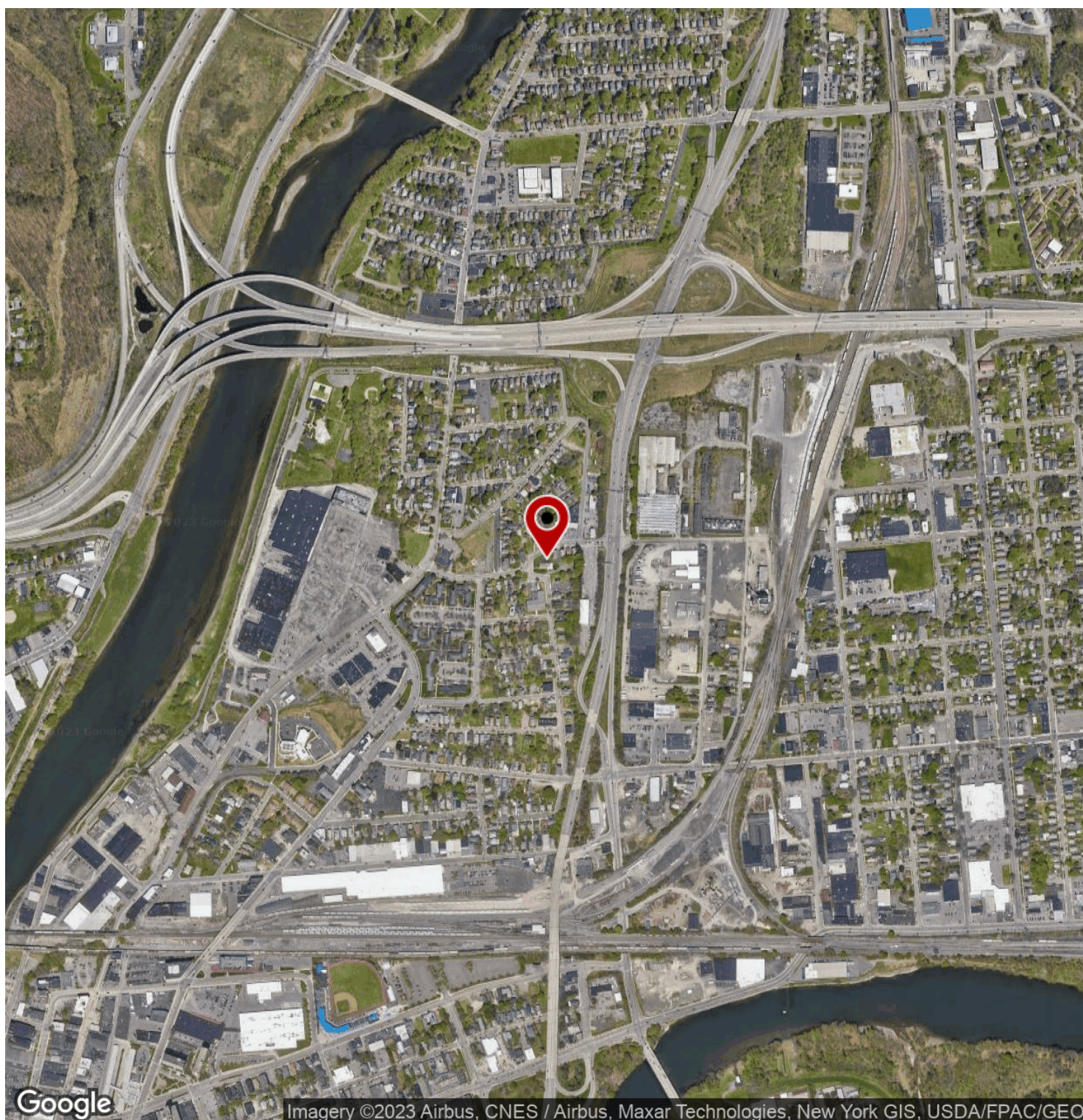
Regional Map



Location Map



Aerial Map



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FINANCIAL ANALYSIS

3

FINANCIAL SUMMARY

INCOME & EXPENSES

TENANT PROFILES

Financial Summary

INVESTMENT OVERVIEW

Price	\$189,000
Price per SF	\$32
Price per Unit	\$47,250

OPERATING DATA

FINANCING DATA



Income & Expenses

INCOME SUMMARY

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

EXPENSES SUMMARY

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

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



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...
- Add bullets here...
- Add bullets here...
- Add bullets here...
- Add bullets here...

CUSTOM TEXT

Add text here...



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SALE COMPARABLES

4


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)



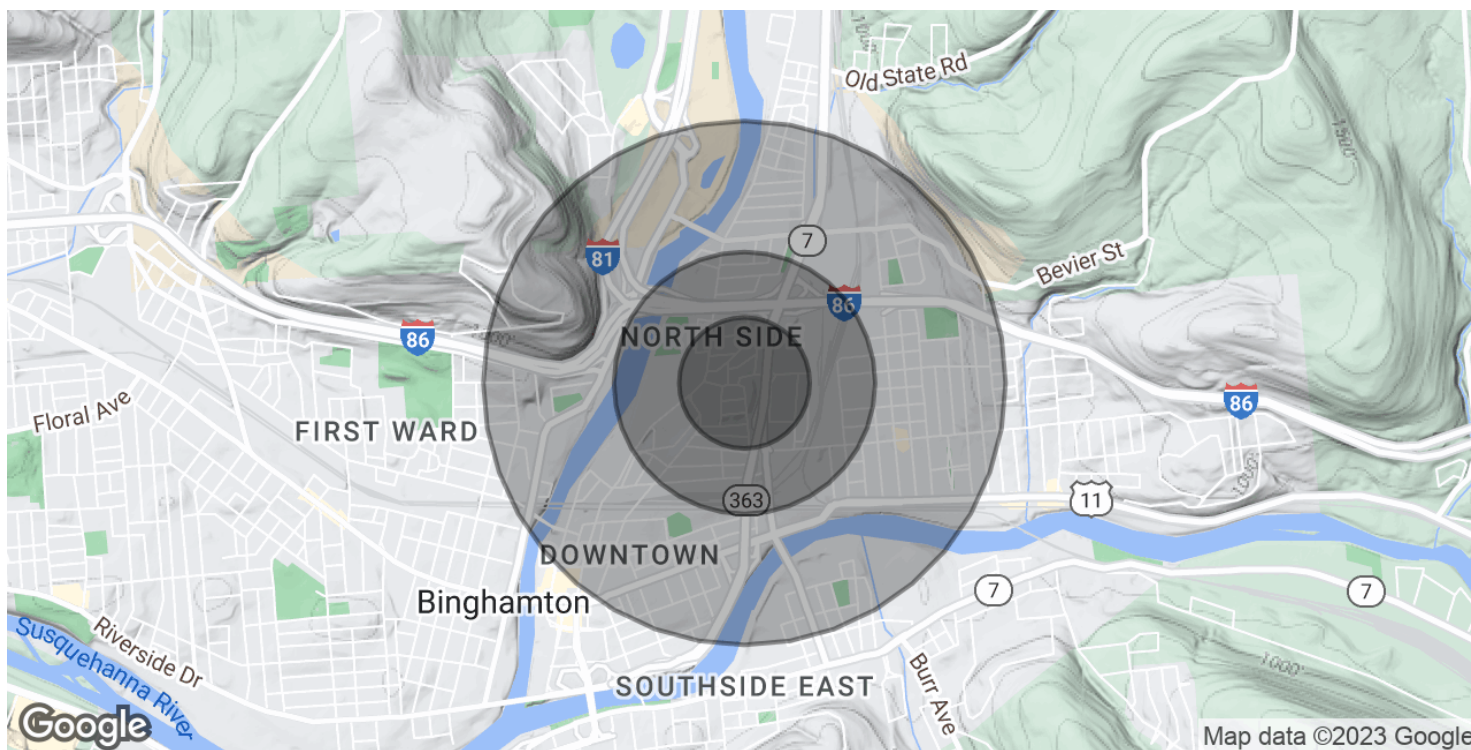
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DEMOGRAPHICS

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DEMOGRAPHICS MAP & REPORT

Demographics Map & Report



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	901	2,898	11,158
Average Age	36.3	35.5	35.4
Average Age (Male)	29.8	31.1	32.8
Average Age (Female)	38.1	37.3	37.7

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	547	1,701	6,119
# of Persons per HH	1.6	1.7	1.8
Average HH Income	\$21,878	\$27,650	\$42,123
Average House Value	\$63,058	\$73,253	\$114,812

* 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](#))

