

# 212 Court

BINGHAMTON, NY



## OFFERING MEMORANDUM

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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

This excellent solid brick building is ready for a new owner and new life. This building has been gutted and is ready for redevelopment. This was 12 units and a new owner can bring their own ideas and dreams to this building in an excellent location. This is in an excellent strategic location to take advantage of developments in Downtown Binghamton. Neighboring a centralized student housing area this building is in close proximity to approximately 1,300 Student beds. This is walking distance to the SUNY bus lines as well as all that Downtown Binghamton has to offer. This is also in very close proximity to the highway interchanges and the majority of the Binghamton MSA can be reached with a 15 minute drive time. This is a solid brick and cement building. Separately metered. The building has some framework and new windows but can be designed any way a new owner wishes. This is a 12 unit building when active. There is a drive with off street parking.

## PROPERTY HIGHLIGHTS

- Excellent location.
- Walking distance to the SUNY bus lines and all that Downtown Binghamton has to offer.
- In very close proximity to the Highway interchanges.
- Solid cement and brick building.

## OFFERING SUMMARY

Sale Price:	Subject To Offer
Number of Units:	12
Lot Size:	0.17 Acres
Building Size:	8,568 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	686	2,242	8,100
Total Population	1,014	3,239	14,163
Average HH Income	\$19,115	\$19,950	\$33,912



## Property Description



### PROPERTY DESCRIPTION

This excellent solid brick building is ready for a new owner and new life. This building has been gutted and is ready for redevelopment. This was 12 units and a new owner can bring their own ideas and dreams to this building in an excellent location. This is in an excellent strategic location to take advantage of developments in Downtown Binghamton. Neighboring a centralized student housing area this building is in close proximity to approximately 1,300 Student beds. This is walking distance to the SUNY bus lines as well as all that Downtown Binghamton has to offer. This is also in very close proximity to the highway interchanges and the majority of the Binghamton MSA can be reached with a 15 minute drive time. This is a solid brick and cement building. Separately metered. The building has some framework and new windows but can be designed any way a new owner wishes. This is a 12 unit building when active. There is a drive with off street parking.

### LOCATION DESCRIPTION

This is in an excellent strategic location to take advantage of developments in Downtown Binghamton. Neighboring a centralized student housing area this building is in close proximity to approximately 1,300 Student beds. This is walking distance to the SUNY bus lines as well as all that Downtown Binghamton has to offer. This is also in very close proximity to the highway interchanges and the majority of the Binghamton MSA can be reached with a 15 minute drive time.



# Property Details

Sale Price

**SUBJECT TO OFFER****LOCATION INFORMATION**

Building Name	212 Court
Street Address	212 Court St
City, State, Zip	Binghamton, NY 13901
County	Broome

**BUILDING INFORMATION**

Building Size	8,568 SF
Tenancy	Multiple
Number of Floors	12
Year Built	1950

**PROPERTY INFORMATION**

Property Type	Multifamily
Property Subtype	High-Rise
Zoning	Service Commercial
Lot Size	0.17 Acres

**PARKING & TRANSPORTATION****UTILITIES & AMENITIES**



## Additional Photos



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# LOCATION INFORMATION

# 2

REGIONAL MAP

LOCATION MAP

AERIAL MAP



## Regional Map

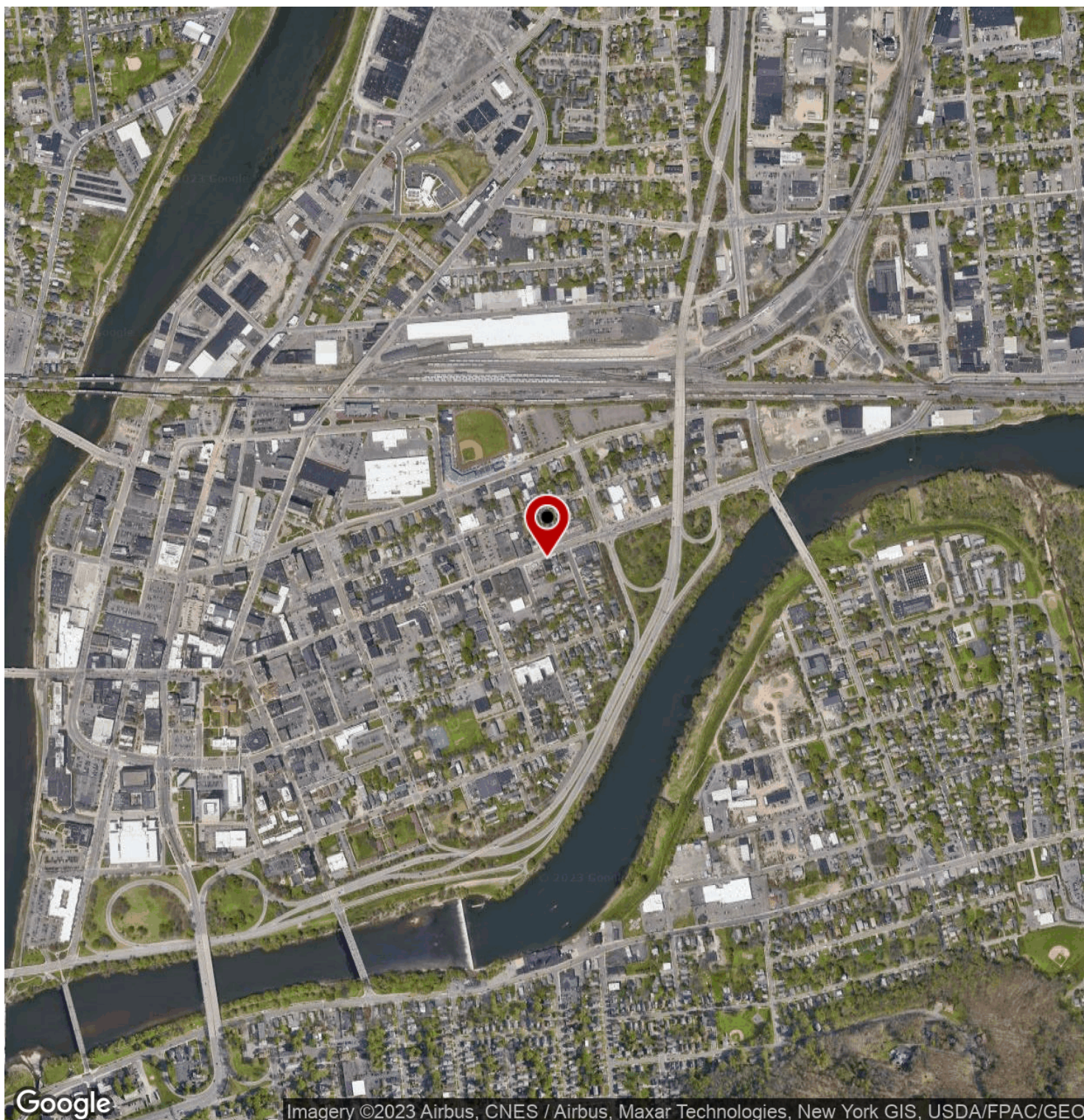


## Location Map





## Aerial Map





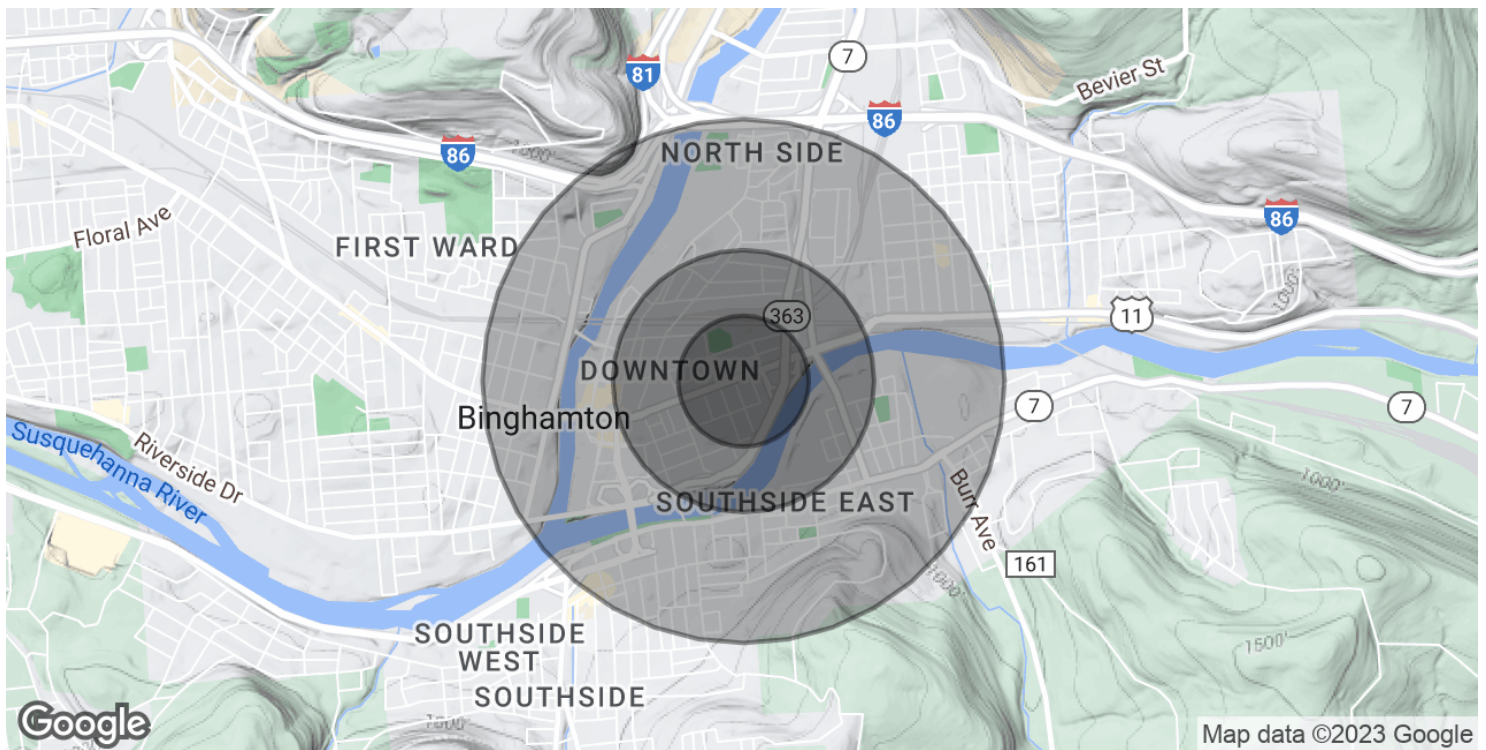
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# DEMOGRAPHICS

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DEMOGRAPHICS MAP & REPORT

# Demographics Map & Report



## POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,014	3,239	14,163
Average Age	27.0	33.4	37.0
Average Age (Male)	25.5	33.6	34.6
Average Age (Female)	26.7	32.2	39.1

## HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	686	2,242	8,100
# of Persons per HH	1.5	1.4	1.7
Average HH Income	\$19,115	\$19,950	\$33,912
Average House Value	\$336,734	\$150,577	\$86,331

\* Demographic data derived from 2020 ACS - US Census

