



**SALE**

# 1311 Riverview Drive

**1311 RIVERVIEW DRIVE**

Endicott, NY 13760

**PRESENTED BY:**

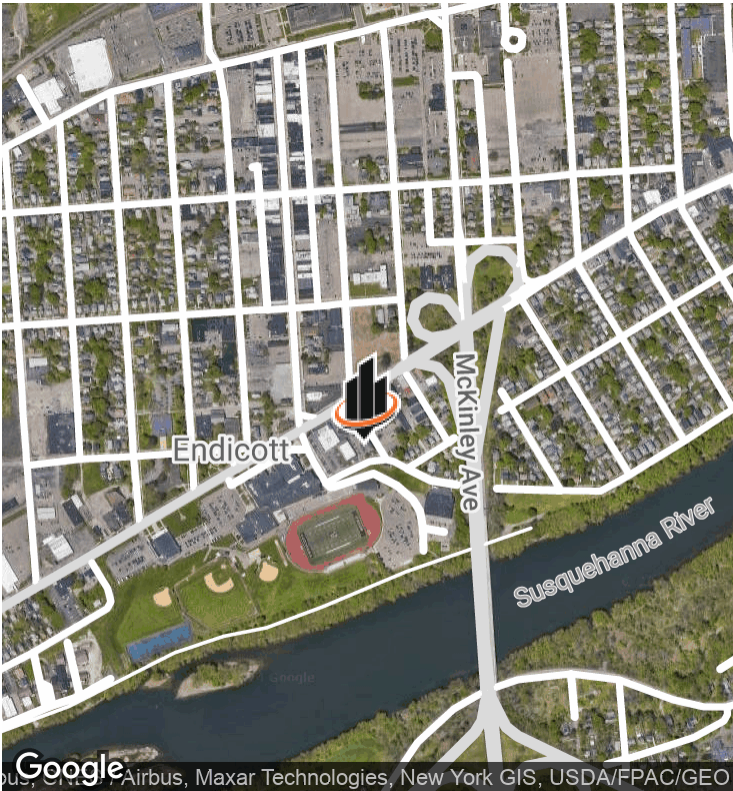
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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$199,000
BUILDING SIZE:	6,400 SF
LOT SIZE:	0.13 Acres
PRICE / SF:	\$31.09
YEAR BUILT:	1975
ZONING:	General Commercial
MARKET:	Binghamton MSA
APN:	157.10-4-19

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PROPERTY OVERVIEW

Location, location, location ! Offered for sale is this solid brick 6,400 SF Commercial building in an excellent central location. Right across from UE High School. This has been used as a dance studio for decades. There are a number of potential retail or office uses. Neighboring UE High School, UHS, Endicott American Legion and many others. One block from East Main St with a traffic count at this location o 20,236. Right around the corner from the Route 26 interchange and the I86 interchange. This is a great opportunity to own a solid brick commercial building in a great location in a rapidly developing area.

PROPERTY HIGHLIGHTS

- Solid brick building.
- High ceilings.
- Relatively open floor plan.
- Excellent location.

## ADDITIONAL PHOTOS

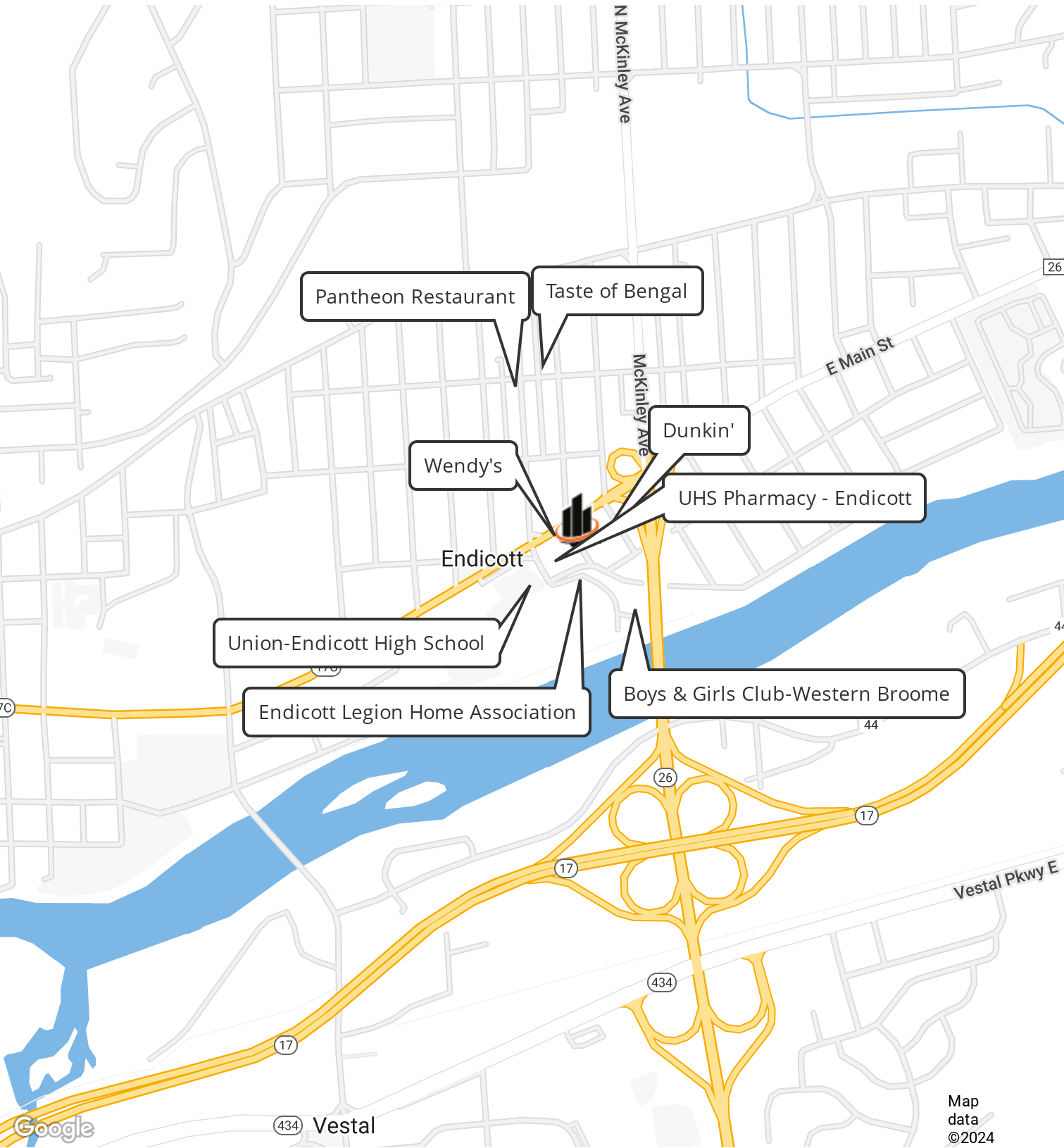


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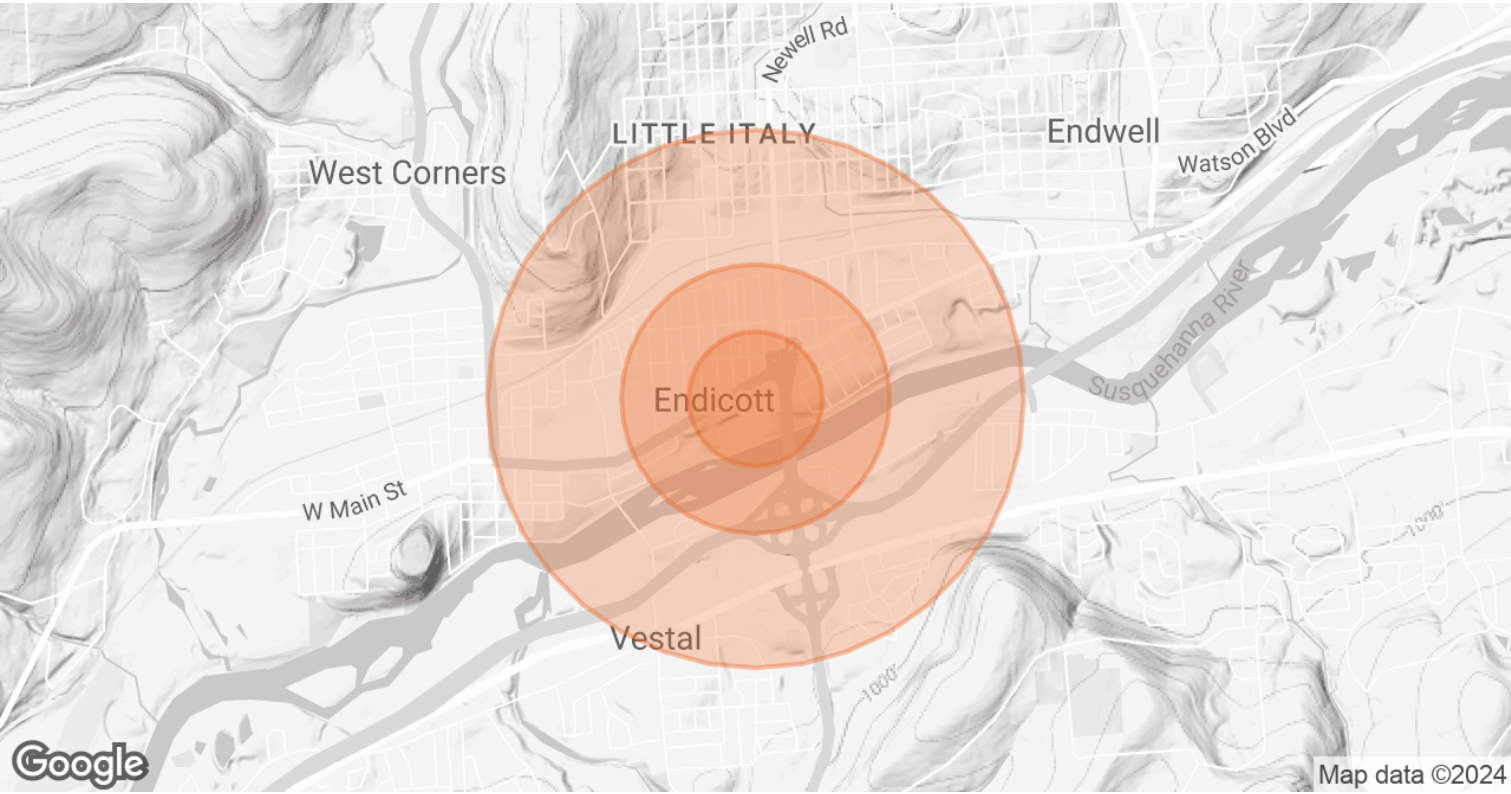
LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	886	3,521	10,540
AVERAGE AGE	35.9	35.1	37.7
AVERAGE AGE (MALE)	34.5	34.6	36.3
AVERAGE AGE (FEMALE)	35.1	35.0	38.1
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	504	1,933	5,798
# OF PERSONS PER HH	1.8	1.8	1.8
AVERAGE HH INCOME	\$35,808	\$36,417	\$42,768
AVERAGE HOUSE VALUE	\$82,932	\$82,403	\$90,427

\* Demographic data derived from 2020 ACS - US Census

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