



71 Main St

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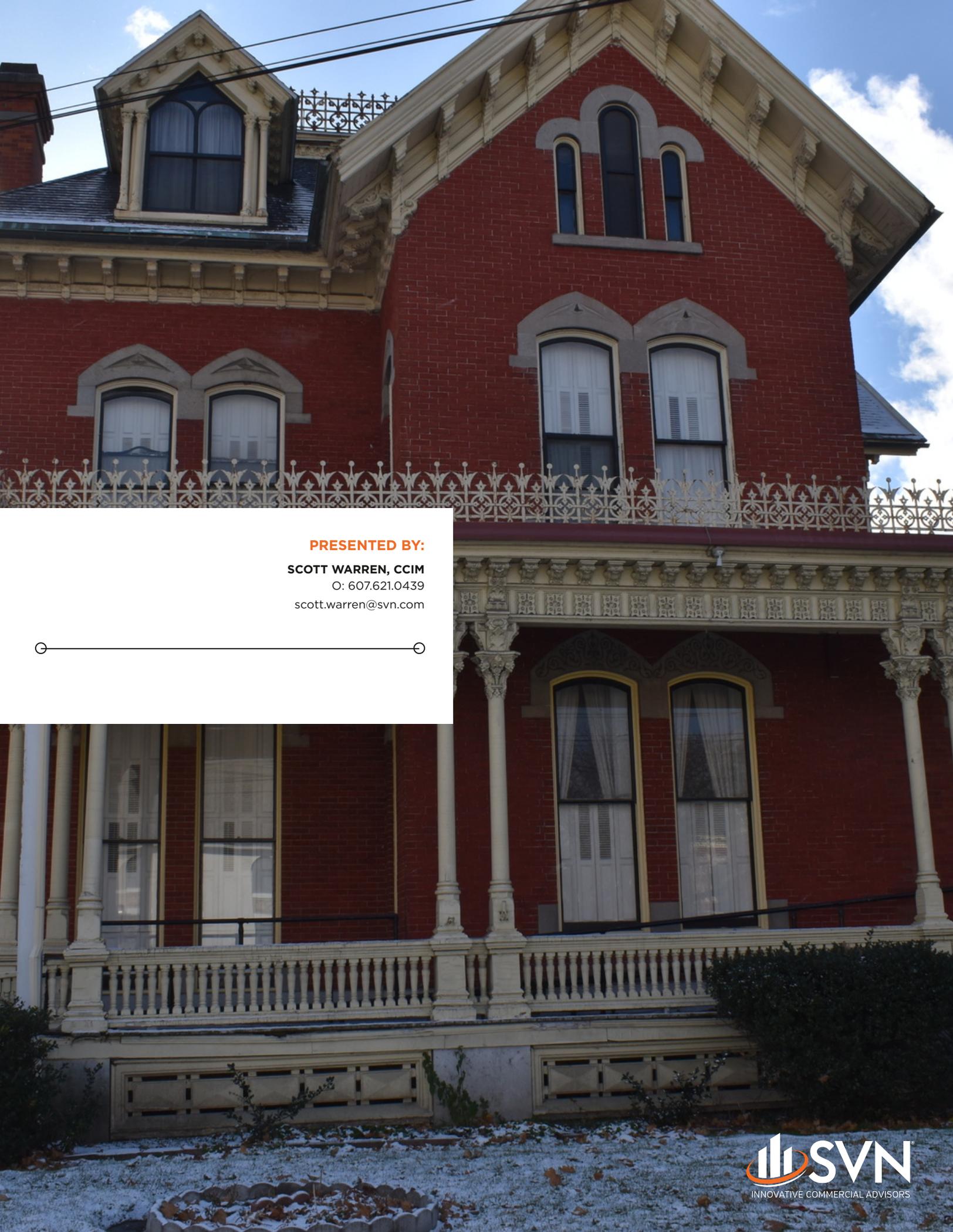
Binghamton, NY 13905

PRESENTED BY:

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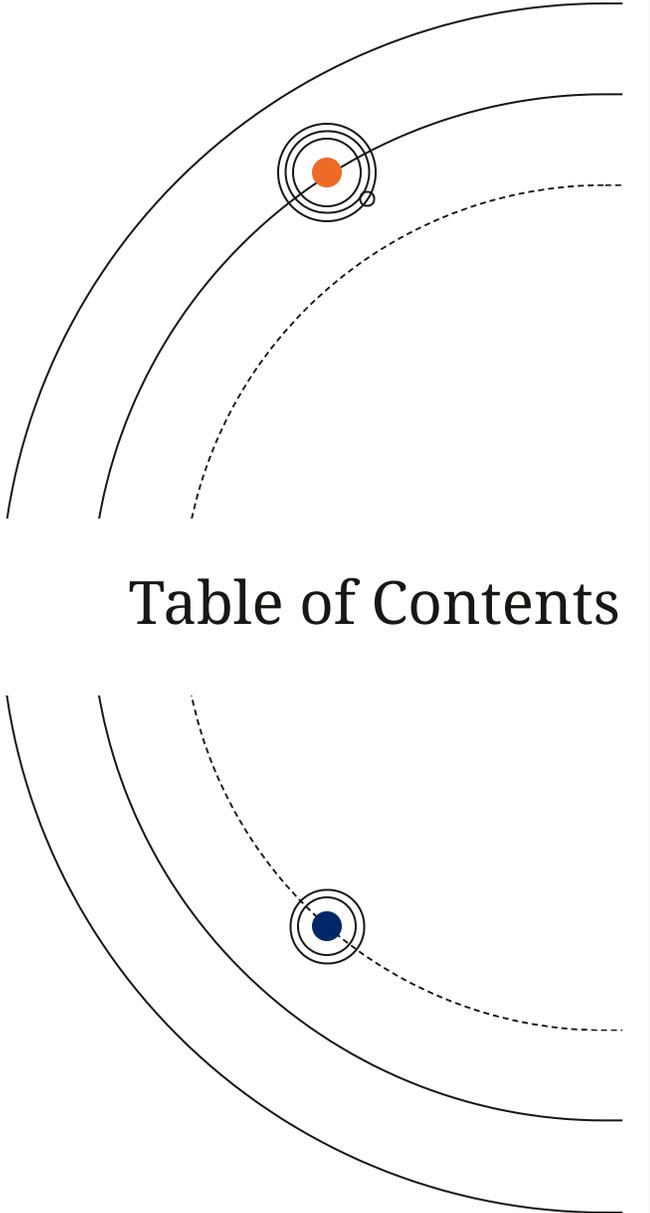


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Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Proposal may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Proposal, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

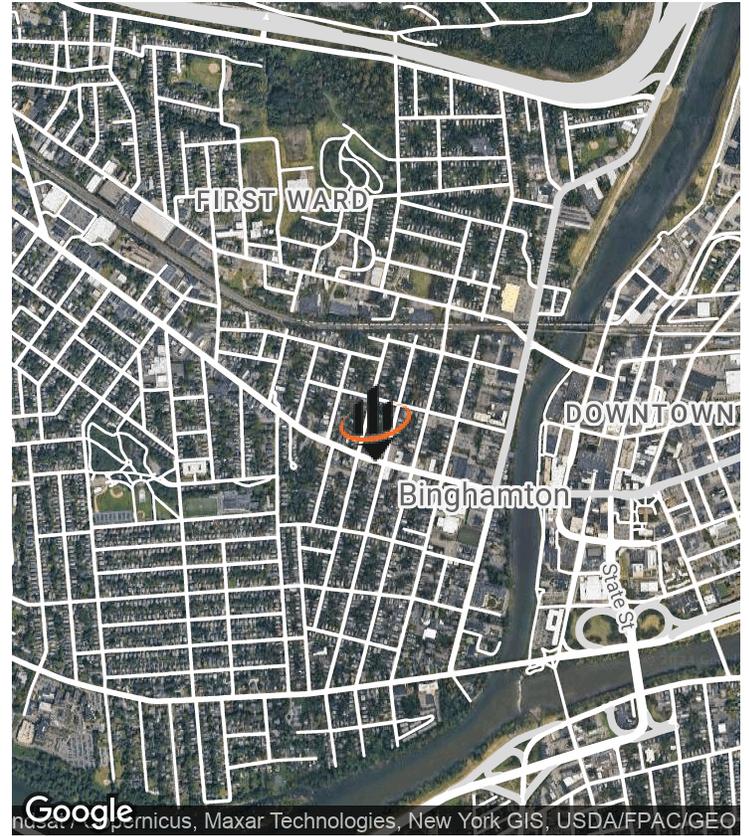
This Proposal is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Proposal or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



SECTION 1
**Property
Information**

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$730,000
BUILDING SIZE:	10,472 SF
LOT SIZE:	217,669,320 SF
PRICE / SF:	\$69.71
YEAR BUILT:	1960
ZONING:	Commercial
MARKET:	Binghamton MSA
APN:	160.46-4-17

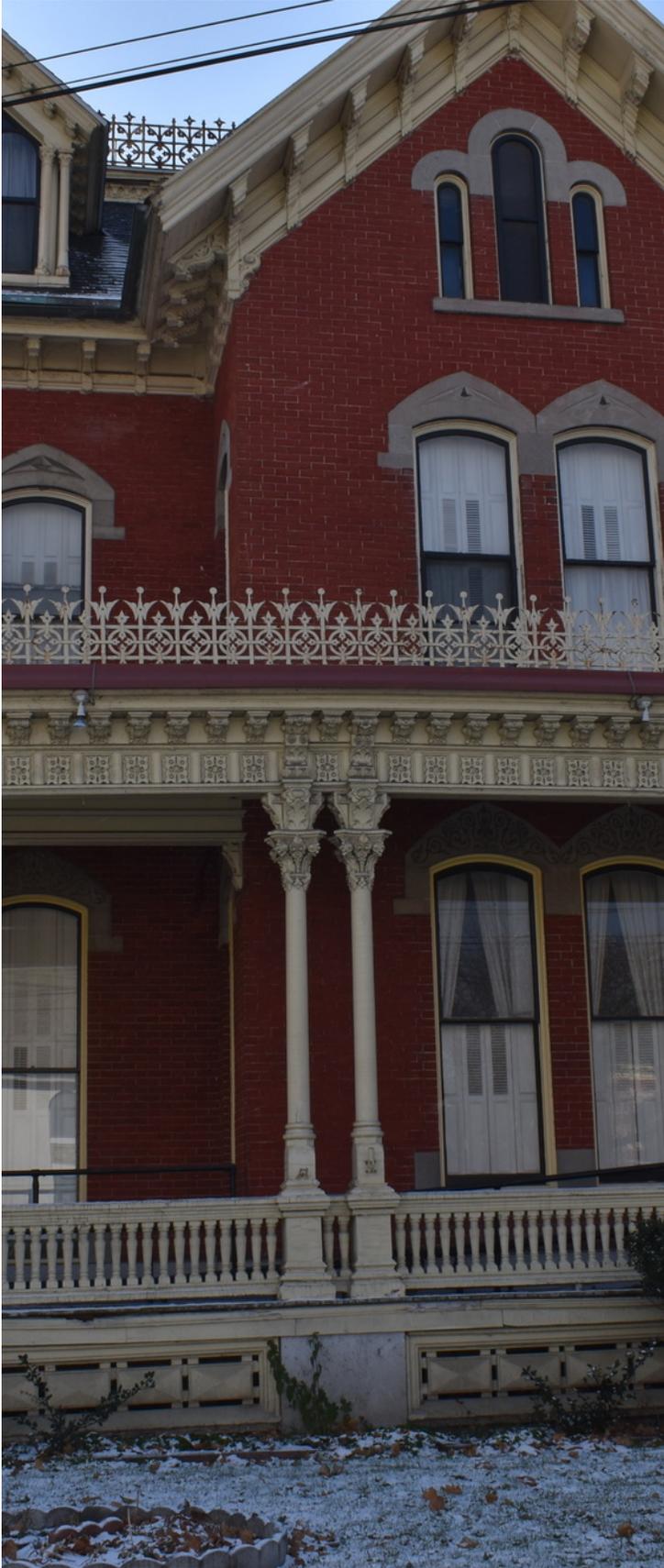
PROPERTY OVERVIEW

Offered for sale is this magnificent 10,472 SF Colonial Building directly on Main St in Binghamton. This is an excellent location. Directly on Main St. at the Corner of Chapin and Main. This is walking distance to The Court St Bridge and all that Downtown Binghamton has to offer. This has a walk score of 82 (very walkable) and an average daily traffic count at this location of 17,127. With recent changes to The City of Binghamton zoning laws this location is acceptable for Student Housing. Upon entry the quality of this building is apparent with rich woodwork throughout. There are 5 fireplaces and several bathrooms. There is a one bed and 3 bed apartment in the building. The rear has ramp entry. There is a detached brick carriage house which could be developed and a detached 4 car garage. There are 22 surface spaces in addition to the garage. This would be a great redevelopment into Student Housing.

PROPERTY HIGHLIGHTS

- Directly on Main St at the corner of Chapin.
- Large complex. 10,472 SF.
- 4 Car detached Garage.
- 2 Story Brick Carriage house.
- 22 Surface parking spaces.
- Walking distance to Downtown Binghamton.

PROPERTY DESCRIPTION



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Offered for sale is this magnificent 10,472 SF Colonial Building directly on Main St in Binghamton. This is an excellent location. Directly on Main St. at the Corner of Chapin and Main. This is walking distance to The Court St Bridge and all that Downtown Binghamton has to offer. This has a walk score of 82 (very walkable) and an average daily traffic count at this location of 17,127. With recent changes to The City of Binghamton zoning laws this location is acceptable for Student Housing. Upon entry the quality of this building is apparent with rich woodwork throughout. There are 5 fireplaces and several bathrooms. There is a one bed and 3 bed apartment in the building. The rear has ramp entry. There is a detached brick carriage house which could be developed and a detached 4 car garage. There are 22 surface spaces in addition to the garage. This would be a great redevelopment into Student Housing.

LOCATION DESCRIPTION

This is an excellent location. Directly on Main St. at the Corner of Chapin and Main. This is walking distance to The Court St Bridge and all that Downtown Binghamton has to offer. This has a walk score of 82 (very walkable) and an average daily traffic count at this location of 17,127. With recent changes to The City of Binghamton zoning laws this location is acceptable for Student Housing.

COMPLETE HIGHLIGHTS

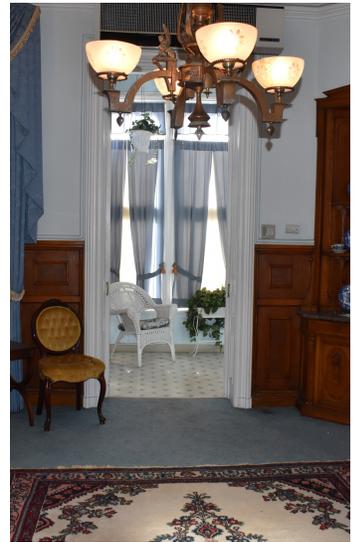
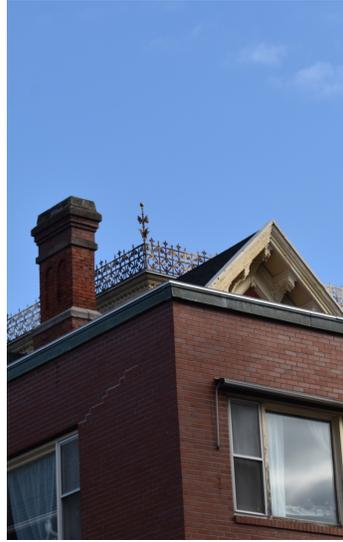


PROPERTY HIGHLIGHTS

- Directly on Main St at the corner of Chapin.
- Large complex. 10,472 SF.
- 4 Car detached Garage.
- 2 Story Brick Carriage house.
- 22 Surface parking spaces.
- Walking distance to Downtown Binghamton.



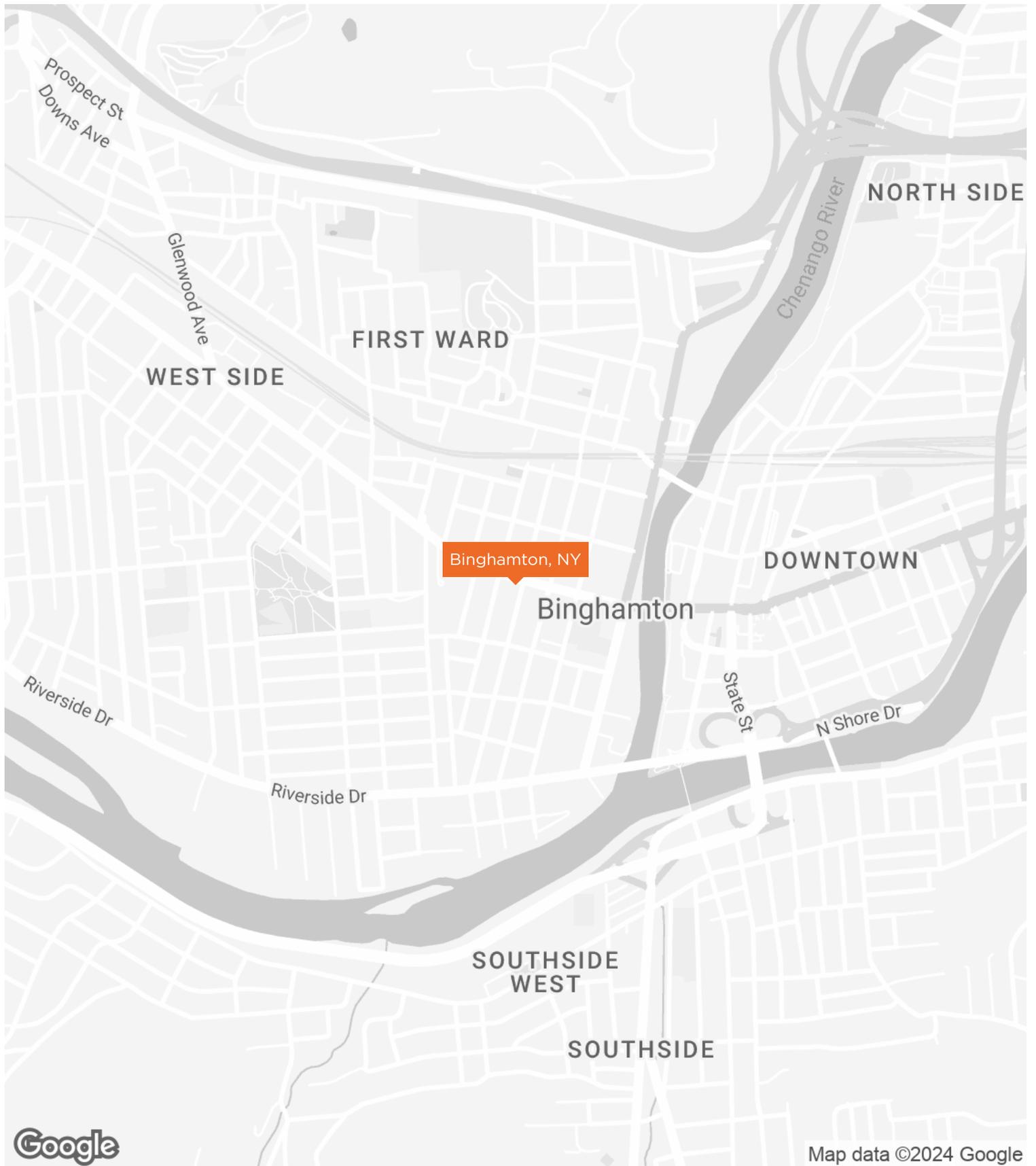
ADDITIONAL PHOTOS



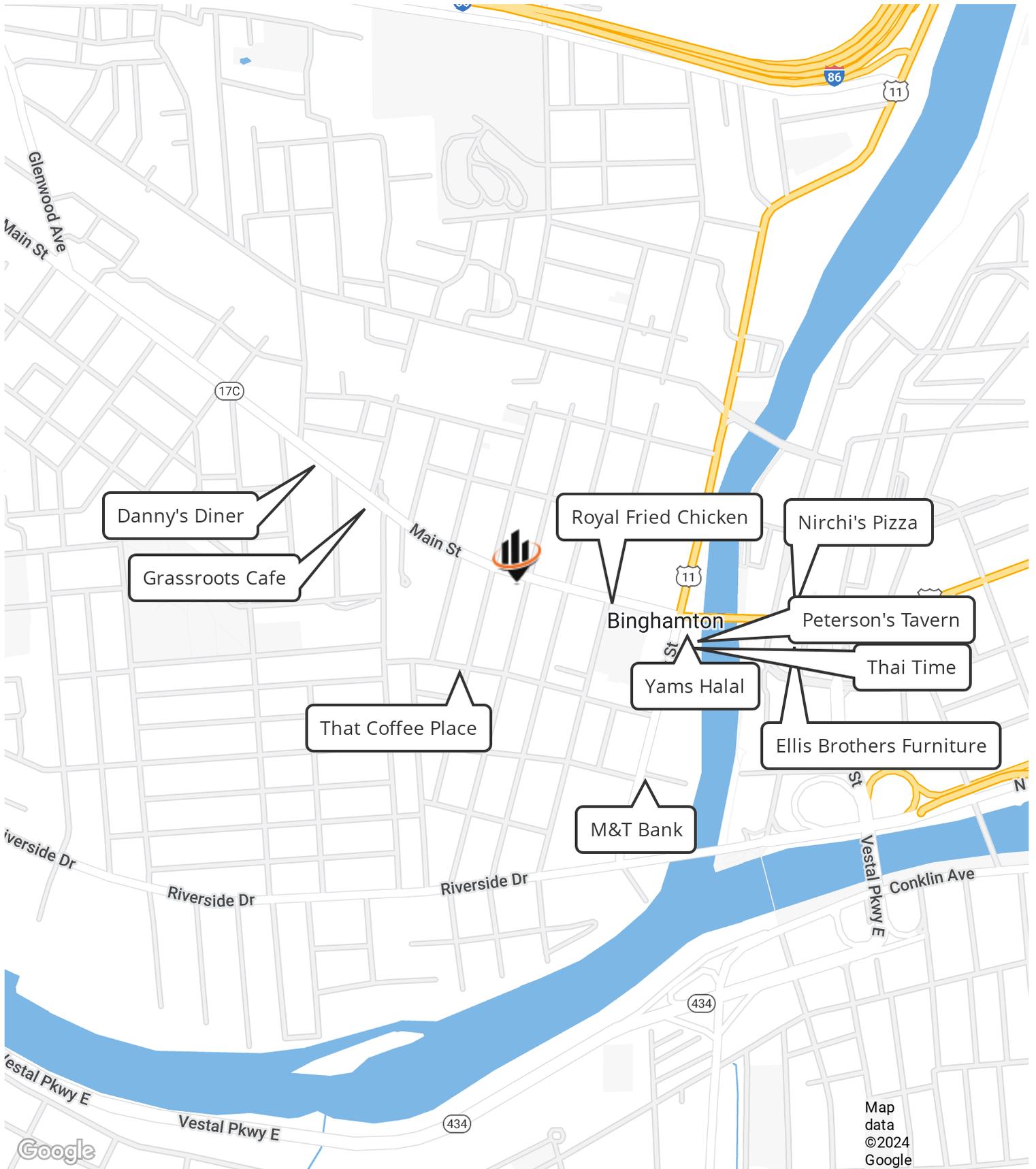


SECTION 2
Location
Information

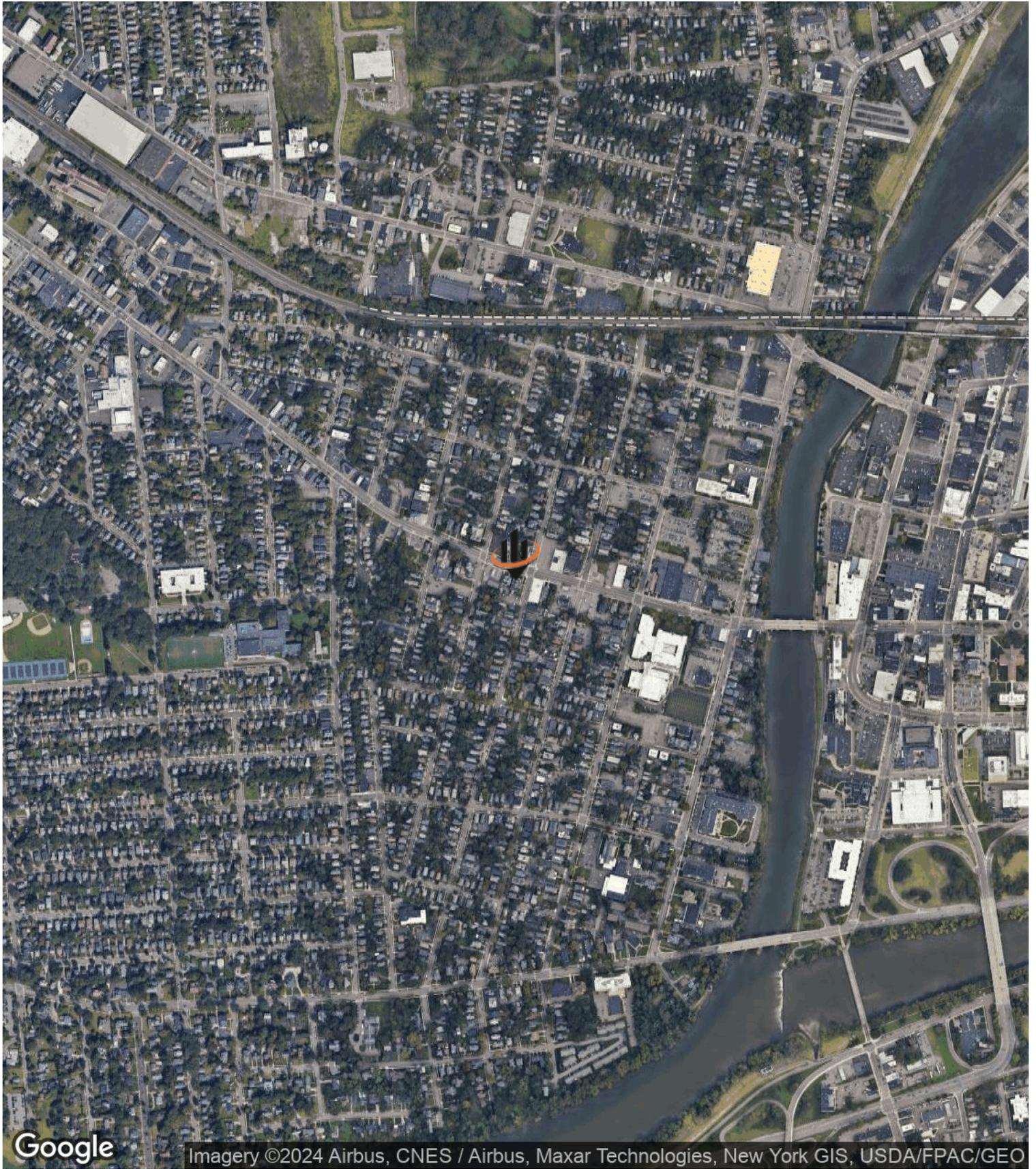
REGIONAL MAP



LOCATION MAP



AERIAL MAP





SECTION 3
Financial
Analysis

FINANCIAL SUMMARY

INVESTMENT OVERVIEW

71 MAIN ST

PRICE	\$730,000
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PRICE PER SF	\$70
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OPERATING DATA

71 MAIN ST

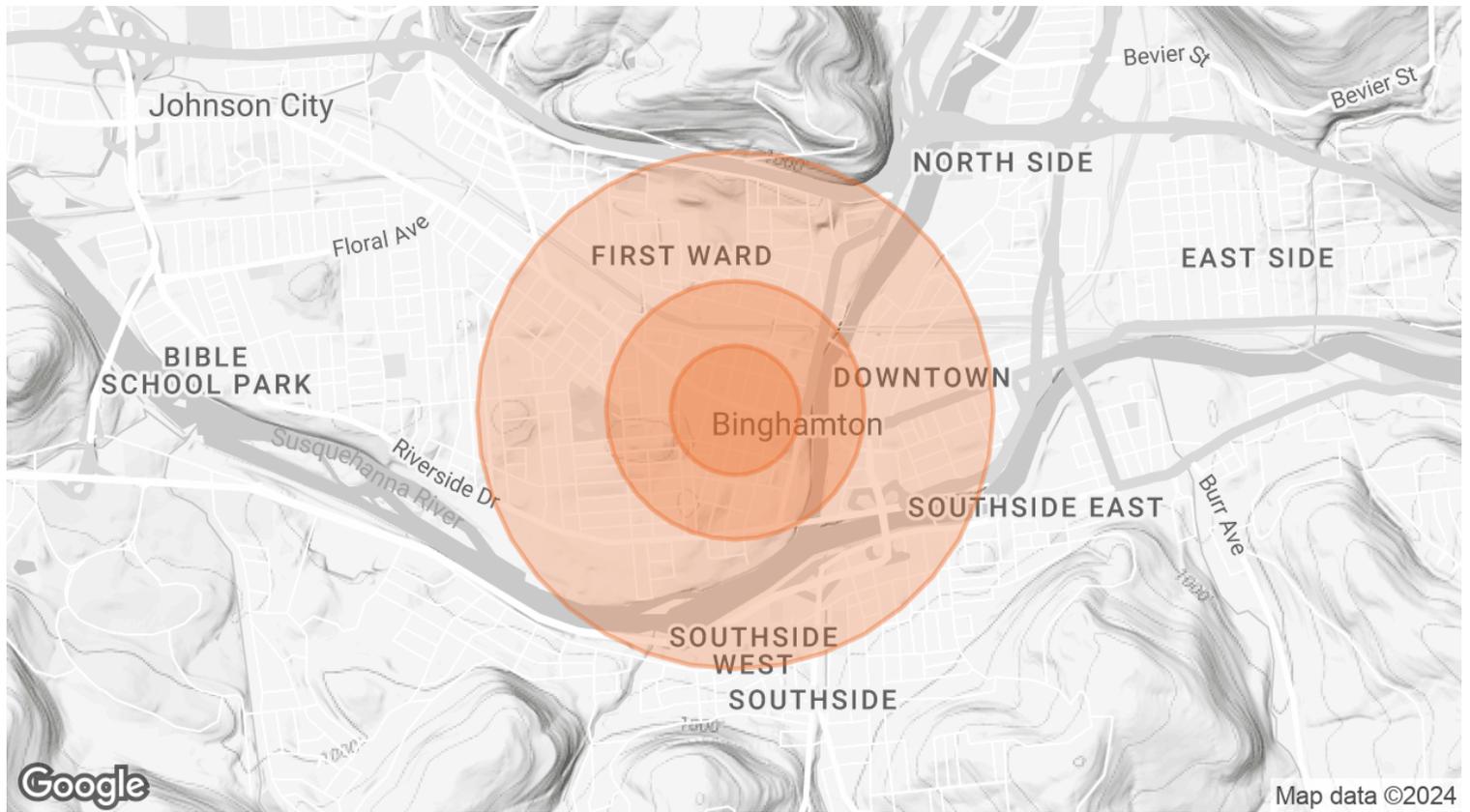
FINANCING DATA

71 MAIN ST



SECTION 4
Demographics

DEMOGRAPHICS MAP & REPORT



POPULATION	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	2,160	7,095	17,174
AVERAGE AGE	30.9	32.1	35.8
AVERAGE AGE (MALE)	30.7	30.8	33.9
AVERAGE AGE (FEMALE)	33.1	35.5	37.9
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	1,125	3,630	9,671
# OF PERSONS PER HH	1.9	2.0	1.8
AVERAGE HH INCOME	\$25,304	\$39,842	\$44,104
AVERAGE HOUSE VALUE	\$3,371	\$24,550	\$66,601

* Demographic data derived from 2020 ACS - US Census



SECTION 5
Advisor Bios

ADVISOR BIO 1



SCOTT WARREN, CCIM

Managing Director

scott.warren@svn.com

Direct: **607.621.0439** | Cell: **607.621.0439**

PROFESSIONAL BACKGROUND

Scott's remarkable career began in 1986, and since then, he's held diverse Sales and Marketing roles, rising from Agent to District Manager and eventually becoming a Regional Sales Director overseeing five states. His journey culminated as a Corporate Executive at Columbian Mutual Life Insurance Company, reflecting his exceptional leadership and strategic prowess.

Driven by innovation, Scott co-founded a National Marketing Organization alongside visionary partners, expanding its reach to all 50 states with over 7,000 Agents, setting new industry standards.

Recognizing the evolving commercial real estate landscape, Scott seamlessly transitioned to this field, consistently producing multi-million dollar results. He completed a Certificate in Commercial Real Estate from Cornell University and earned the prestigious CCIM designation. His expertise spans various areas, from Market Analysis to Financial Modeling.

Specializing in Investment Real Estate, Scott's dynamic approach has facilitated deals involving Hotels, Banks, Churches, Multi-Use Properties, and more. His commitment to client value has cemented his status as one of the most active and influential investment realtors in the upstate market, earning him the Costar Power Broker award in 2018.

Scott's dedication, expertise, and innovative spirit continue to shape the future of commercial real estate, underlining his unwavering commitment to client success.

EDUCATION

Bachelors of Science Industrial Engineering
CCIM

MEMBERSHIPS

CCIM
NYSCAR

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