

SALE

114-116 West Main Street

114-116 WEST MAIN STREET

Endicott, NY 13760

PRESENTED BY:

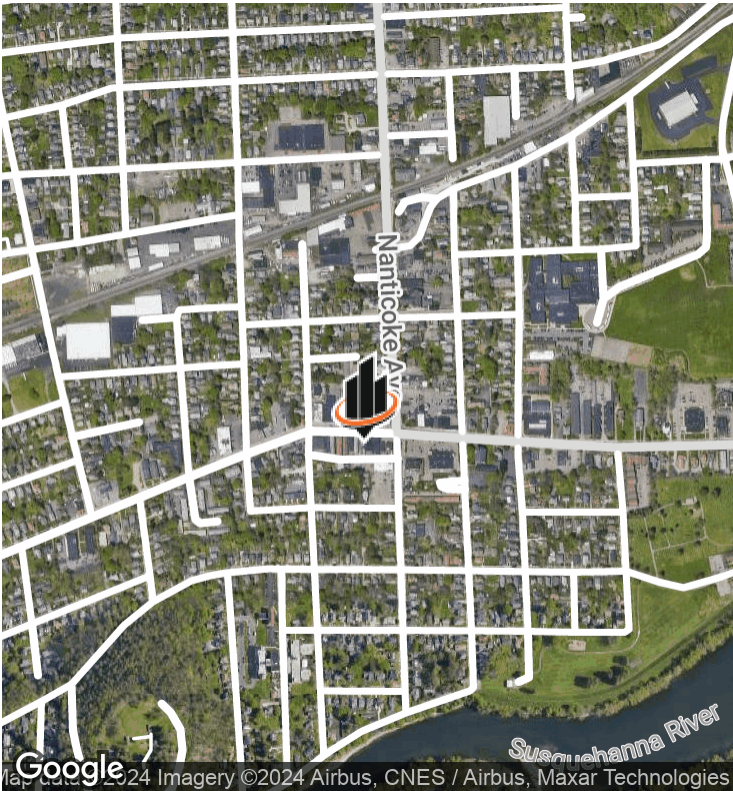
SCOTT WARREN, CCIM

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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$210,000
BUILDING SIZE:	3,760 SF
PRICE / SF:	\$55.85

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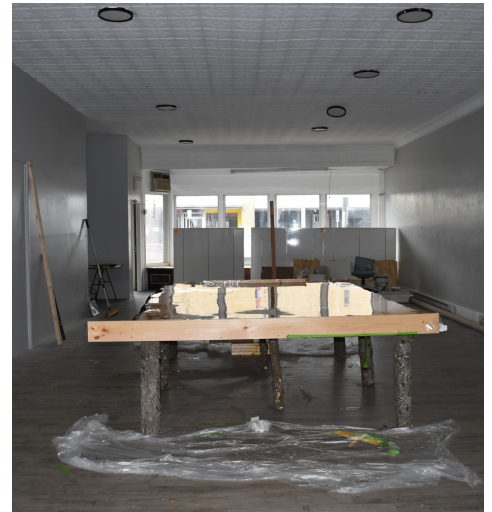
PROPERTY OVERVIEW

An exceptional investment opportunity awaits with this commercial building now available for sale in the thriving district of Endicott, NY. Situated prominently on Main Street, just beyond Nanticoke Avenue, this property enjoys close proximity to established businesses such as McCoys Chophouse, Babcock Bicycles, Key Bank, and Walgreens. Boasting a generous 4,000 square feet of space, the building is thoughtfully divided into two distinct suites. Suite 1 is currently leased to a dog grooming business at \$1,100 per month on a Modified Gross lease, offering a steady income stream. Suite 2, encompassing 1,961 square feet, is currently vacant and features convenient front and rear entrances, along with the added advantage of bordering a municipal parking lot. Notably, this property falls within a municipal electric zone, making it a particularly attractive prospect in this rapidly developing area.

PROPERTY HIGHLIGHTS

- Prime Investment Opportunity: This commercial building in Endicott, NY offers an excellent investment prospect in a thriving district.
- High-Visibility Location: Located on Main Street just past Nanticoke Avenue, the property benefits from a prominent position near established businesses like McCoys Chophouse, Babcock Bicycles, Key Bank, and Walgreens.
- Ample Space: With 4,000 square feet of space, the building is divided into

ADDITIONAL PHOTOS

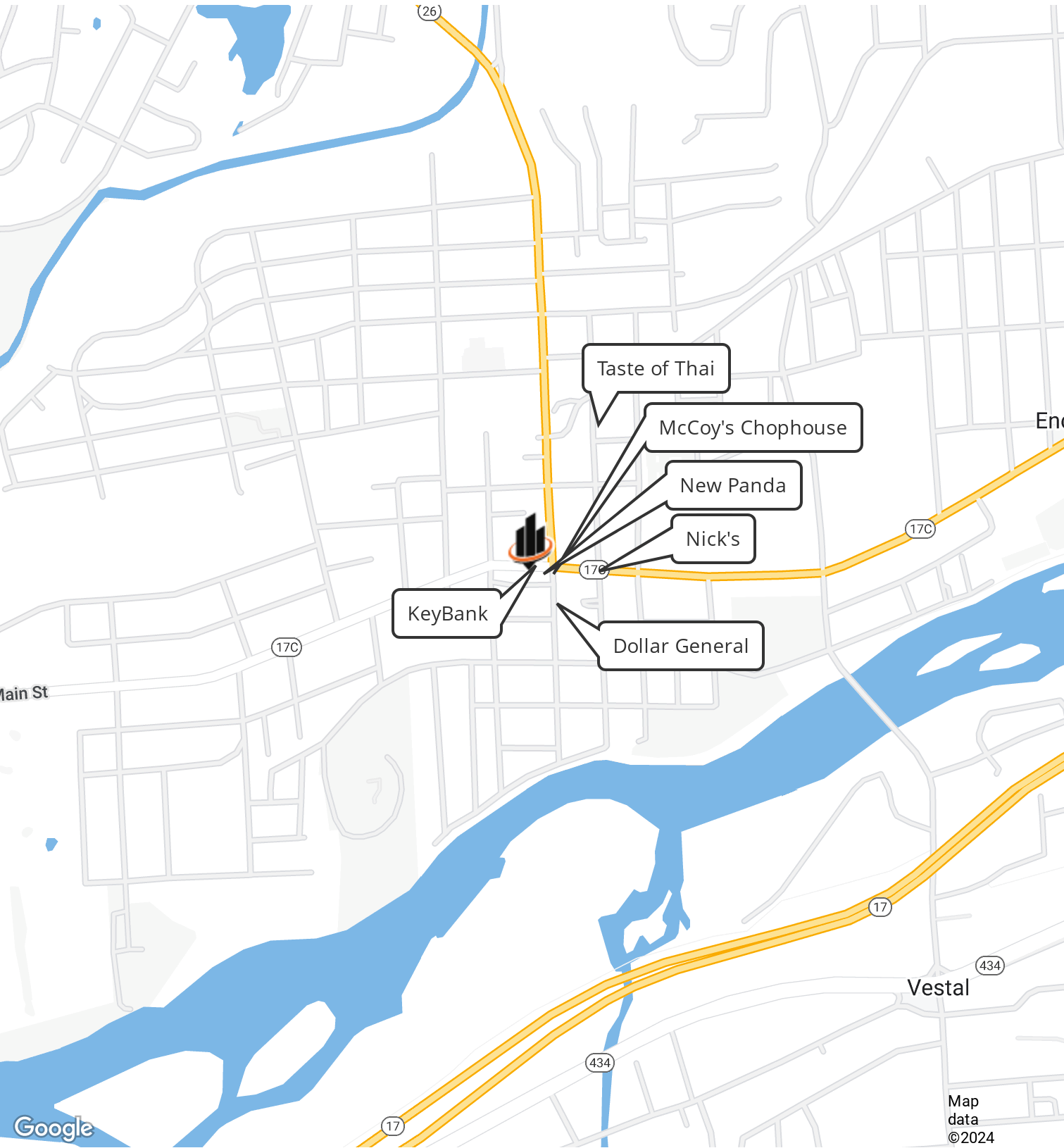


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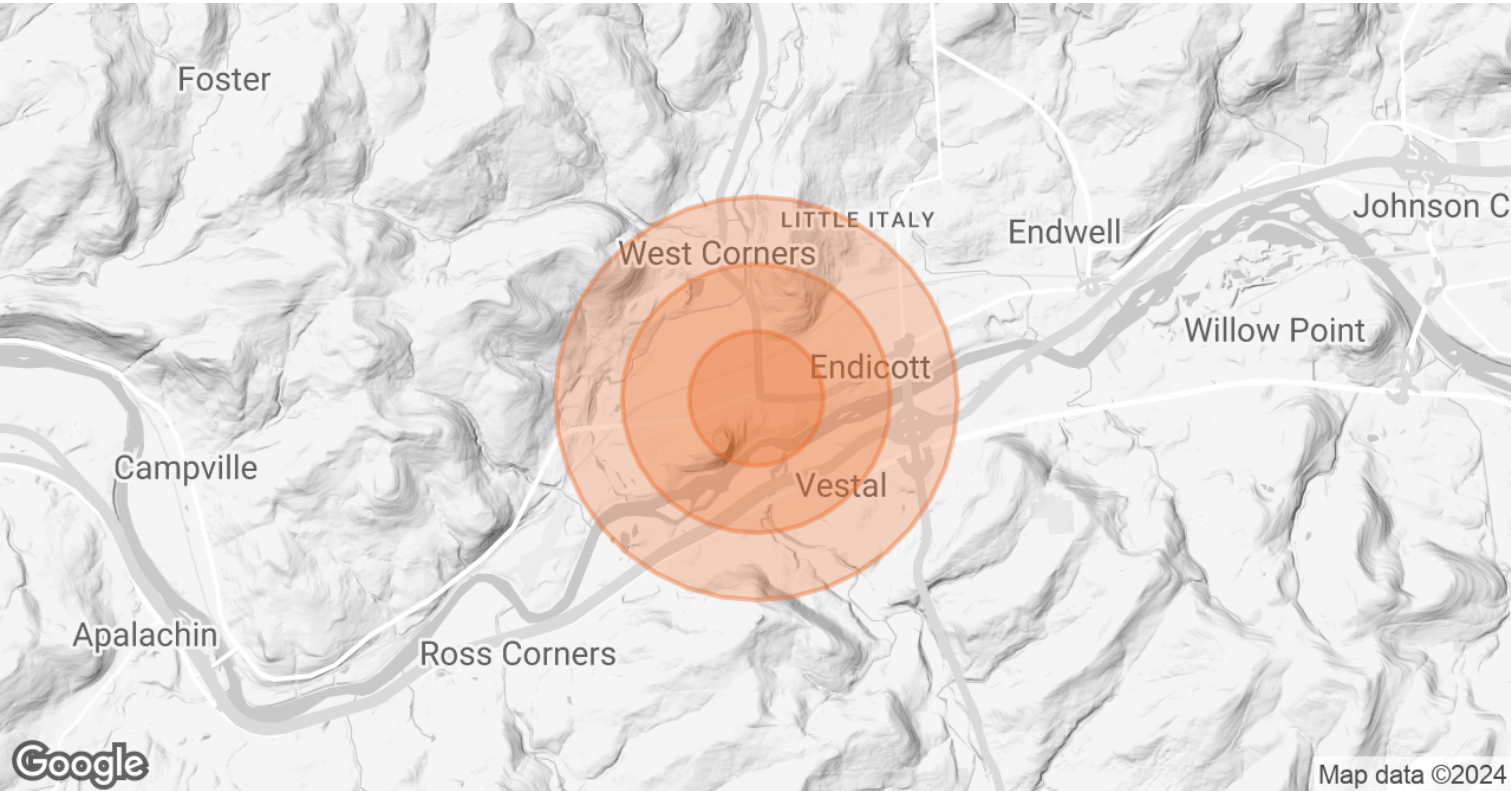
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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	0.5 MILES	1 MILE	1.5 MILES
TOTAL POPULATION	2,754	8,768	16,822
AVERAGE AGE	42.8	42.6	42.1
AVERAGE AGE (MALE)	38.3	38.4	39.6
AVERAGE AGE (FEMALE)	45.3	44.7	43.8
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
TOTAL HOUSEHOLDS	1,542	4,511	8,800
# OF PERSONS PER HH	1.8	1.9	1.9
AVERAGE HH INCOME	\$44,277	\$55,906	\$56,393
AVERAGE HOUSE VALUE	\$97,275	\$99,905	\$103,261

2020 American Community Survey (ACS)

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