SALE / LEASE

24 Madison

24 MADISON AVENUE

Endicott, NY 13760

PRESENTED BY:

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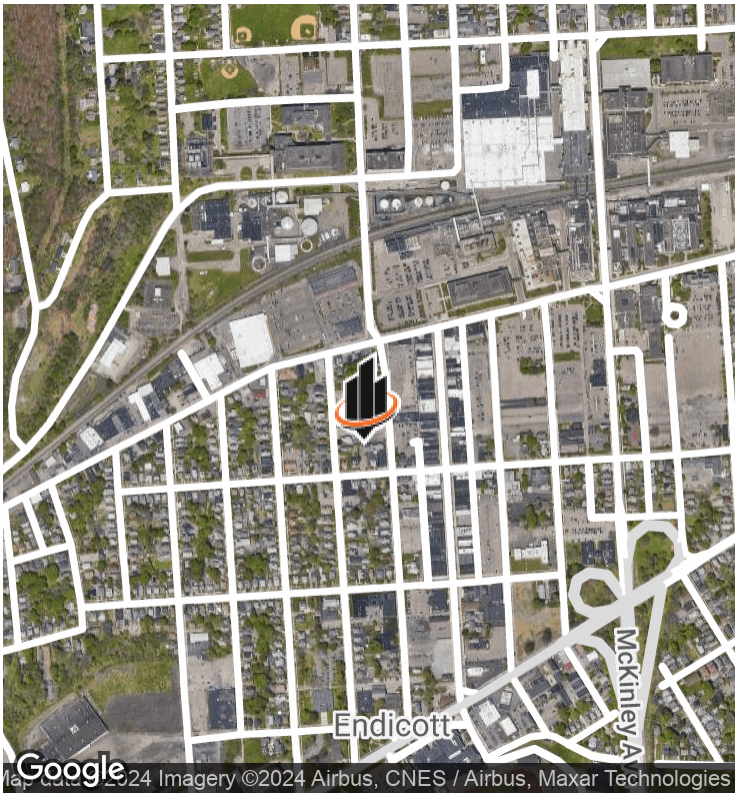
SVN
INNOVATIVE COMMERCIAL ADVISORS

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	$450,000
LEASE RATE:	$8.00 SF/yr (NNN)
BUILDING SIZE:	6,000 SF
LOT SIZE:	0.47 Acres
PRICE / SF:	$75.00
YEAR BUILT:	1980
ZONING:	Neighborhood Commercial
MARKET:	Binghamton MSA
APN:	157.06-6-15
VIDEO:	View Here

PROPERTY OVERVIEW

Offered for sale is this 6,000 SF Class B office building in Endicott, NY. Endicott is the founding place of IBM. Recently a new Battery Manufacturer was announced to come into the area and a $160M research and Development Grant was awarded. Washington Avenue is being revitalized and construction is about to begin there. A block away from Washington Avenue which is seeing major revitalization and growth. This location is in a prime location to capitalize on a rapidly changing community. This is one block from North Street. This is walking distance to the BAE Systems and the IM3 facility. This property has the following advantages. 3 Phase Electric, 2 privately owned parking lots, Handicap access ramp, central air, numerous exam rooms and administrative offices, plumbing throughout and more.

PROPERTY HIGHLIGHTS

- Flexibility
- Affordable $12/SqFt
- Micro Office Availability
- Laboratory
- Medical Offices
- Exam Rooms
- Ramp
- Ample and Abundant Parking
- High Demographic Demand

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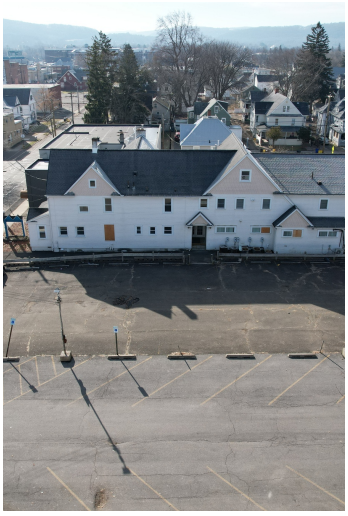
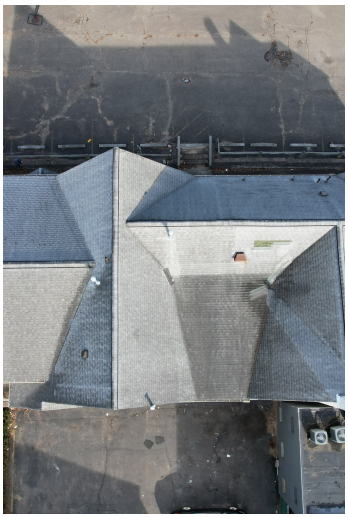
ADDITIONAL PHOTOS





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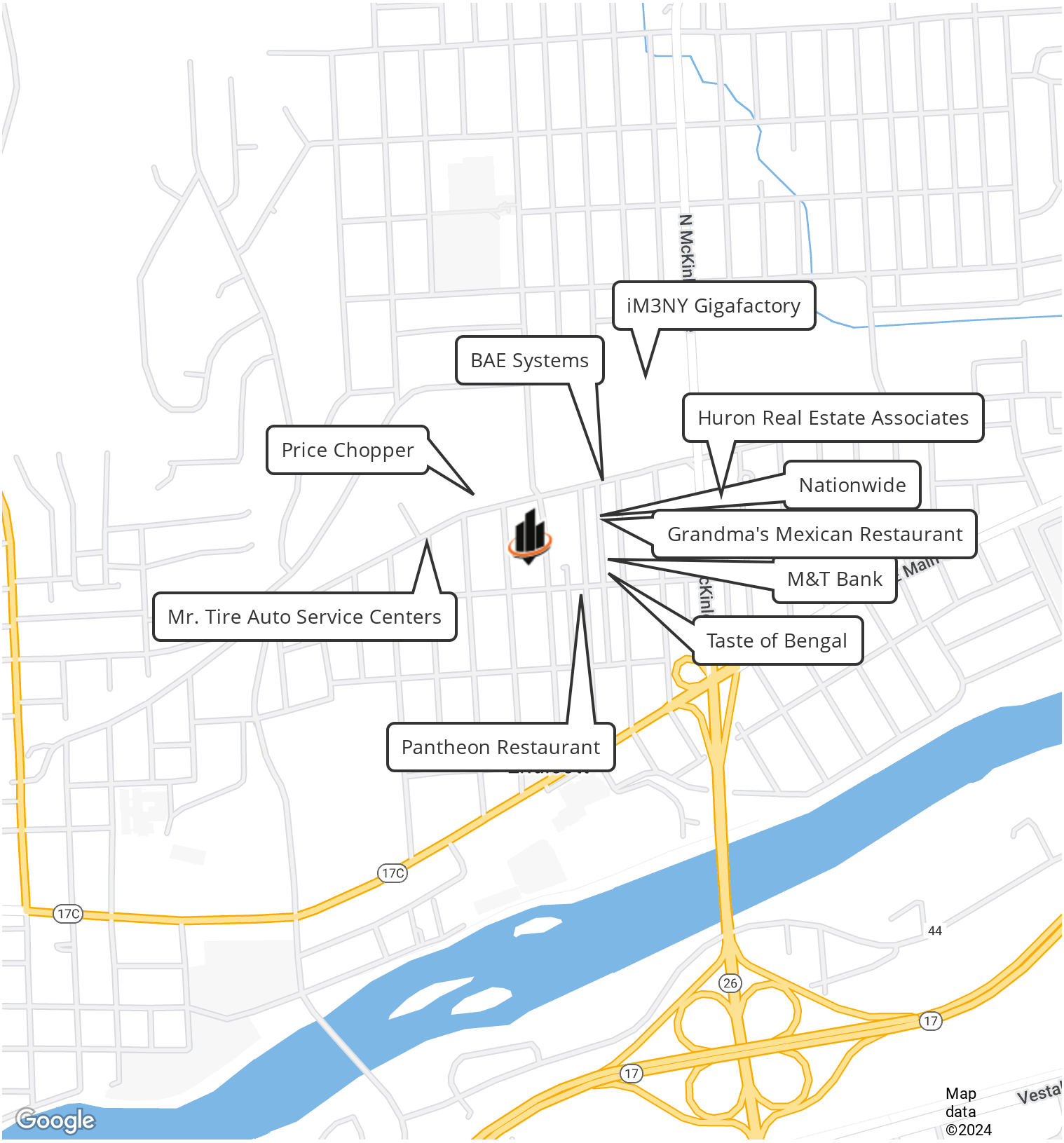
LOCATION MAP



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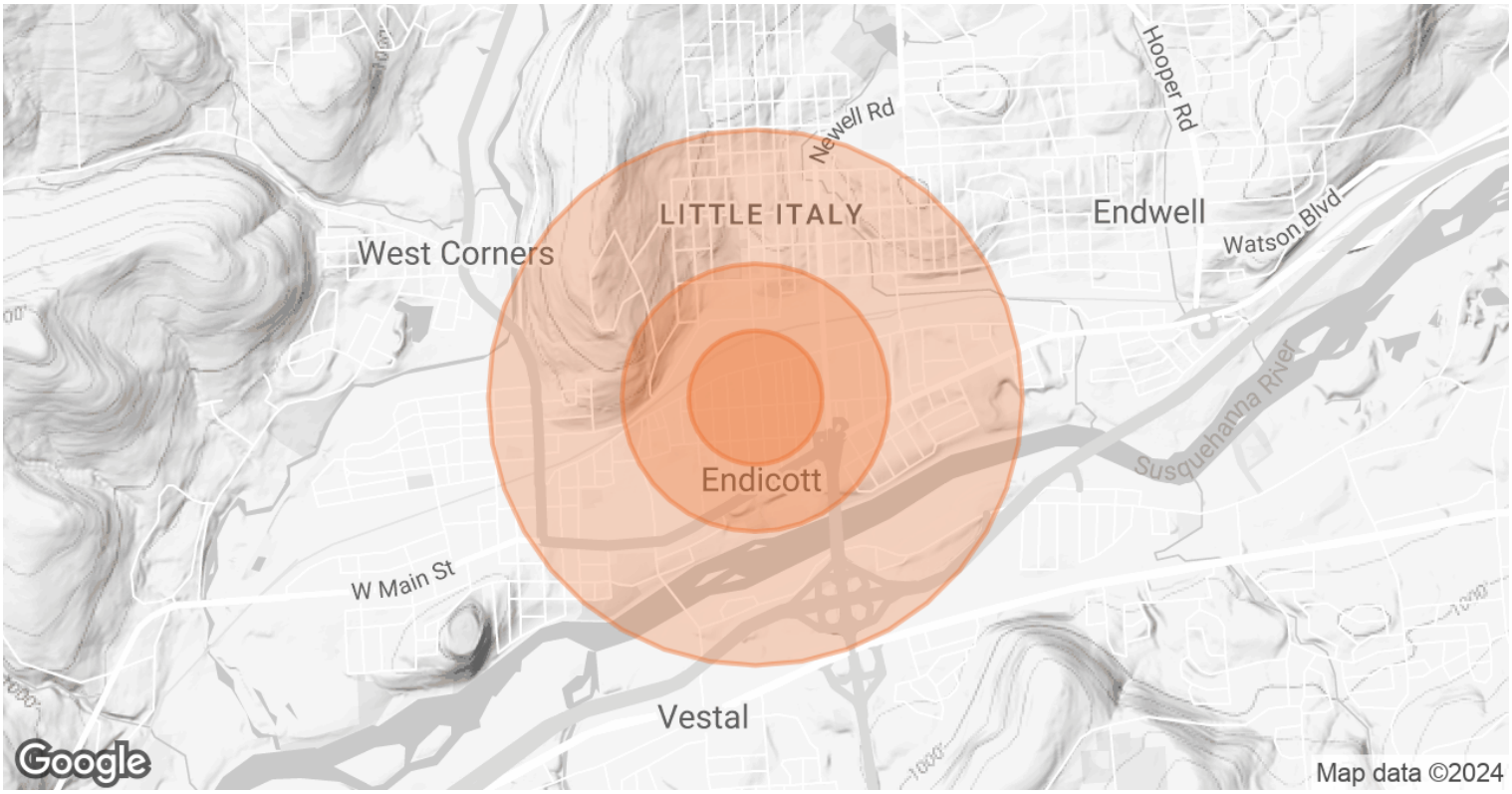
DEMOGRAPHICS MAP & REPORT



POPULATION	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	920	3,722	12,418
AVERAGE AGE	33.2	35.2	37.3
AVERAGE AGE (MALE)	36.1	34.6	36.4
AVERAGE AGE (FEMALE)	30.6	34.9	37.0

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	458	1,967	6,787
# OF PERSONS PER HH	2.0	1.9	1.8
AVERAGE HH INCOME	$29,132	$36,387	$42,487
AVERAGE HOUSE VALUE	$75,162	$82,030	$89,611

2020 American Community Survey (ACS)

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