



100, 104, 108, 110, 116 Henry Street



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BINGHAMTON, NY 13901

PRESENTED BY:

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PROPERTY SUMMARY

100, 104, 108, 110, 116 HENRY STREET

BINGHAMTON, NY 13901

OFFERING SUMMARY

SALE PRICE:	\$1,650,000
BUILDING SIZE:	28,177 SF
LOT SIZE:	34,875 SF
PRICE / SF:	\$58.56

PROPERTY SUMMARY

Exceptional multi-building redevelopment opportunity located in the heart of Downtown Binghamton's thriving Stadium District—one of the fastest-growing areas for student and young-professional housing. This portfolio includes four buildings and an off-street parking lot at 100, 104, 108, and 116 Henry Street, offering a strategic mix of existing units and expansive shell space ready for new construction or adaptive reuse. The assemblage features 100 Henry (5 units / 16 beds), 104 Henry (2 units / 8 beds), 108 Henry (15 units / 40 beds), and 116 Henry (10 studio apartments), providing a combined footprint ideal for a high-density student housing complex or a phased multifamily redevelopment. Extensive interior demolition has already been completed, giving developers a meaningful head start and reducing upfront project timelines. The properties fall within flexible C-4 Commercial zoning with a Congregate Living designation, allowing for a wide range of uses including student housing, multifamily apartments, or mixed-use commercial development. Architectural plans are available upon request for qualified parties.



PROPERTY HIGHLIGHTS

- 28,177 SF mid-rise building
- Potential for 32 multifamily units - plans available
- Prime location in Binghamton - Strong rental demand!
- Proximity to essential amenities and major highways
- Attractive investment yield potential



KEY FEATURE



KEY FEATURE



KEY FEATURE





ADDITIONAL PHOTOS

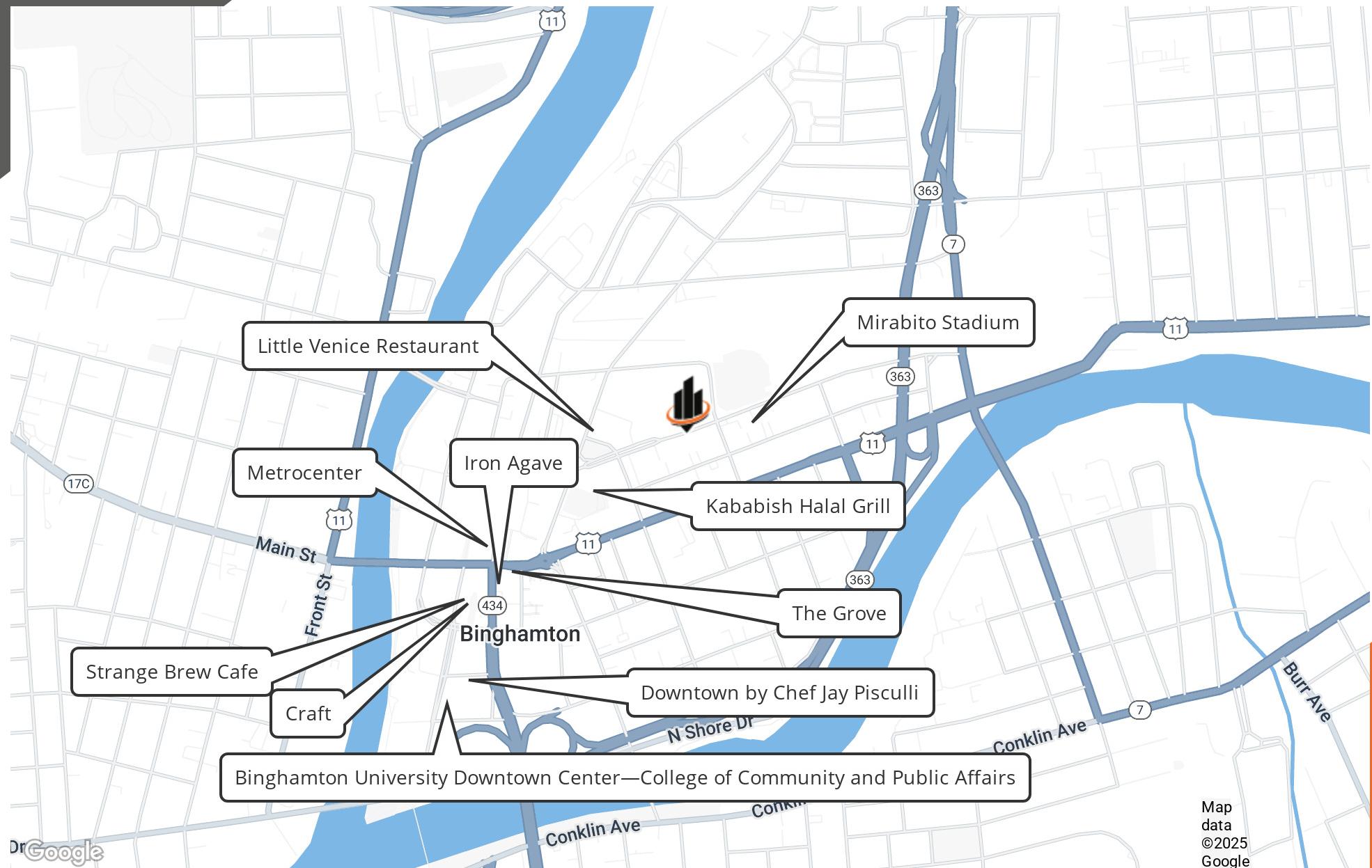


LOCATION DESCRIPTION

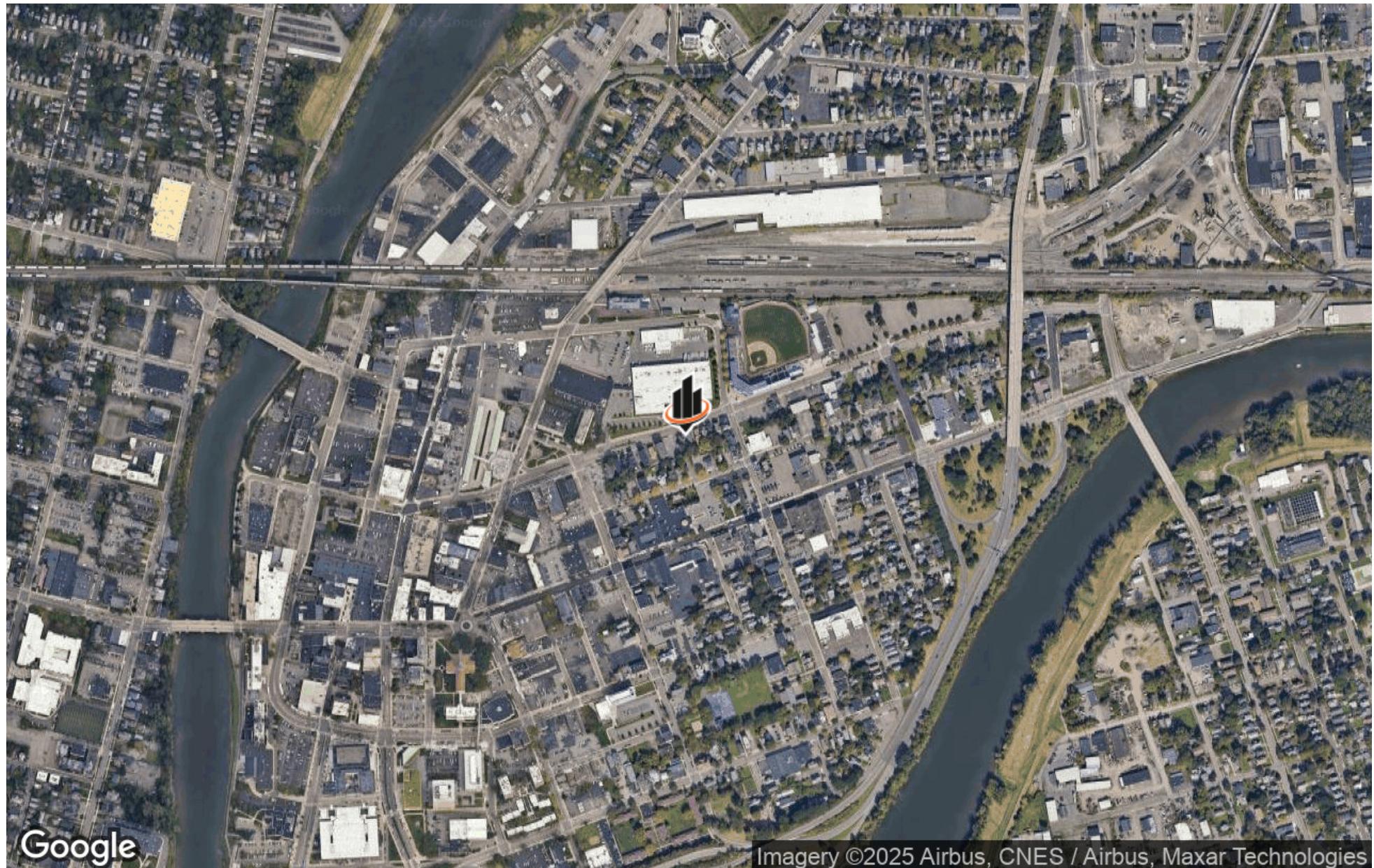


Located just steps from Mirabito Stadium, across from the Binghamton Post Office, and within walking distance to downtown restaurants, nightlife, shopping, and public transportation, this portfolio sits in one of Binghamton's most desirable and high-demand rental zones. Its proximity to Binghamton University's Downtown Center makes it especially attractive for student housing developers seeking strong, stable occupancy and long-term appreciation. This is a rare opportunity to unlock the potential of a centrally located assemblage and be part of Binghamton's continued downtown revitalization.

REGIONAL MAP



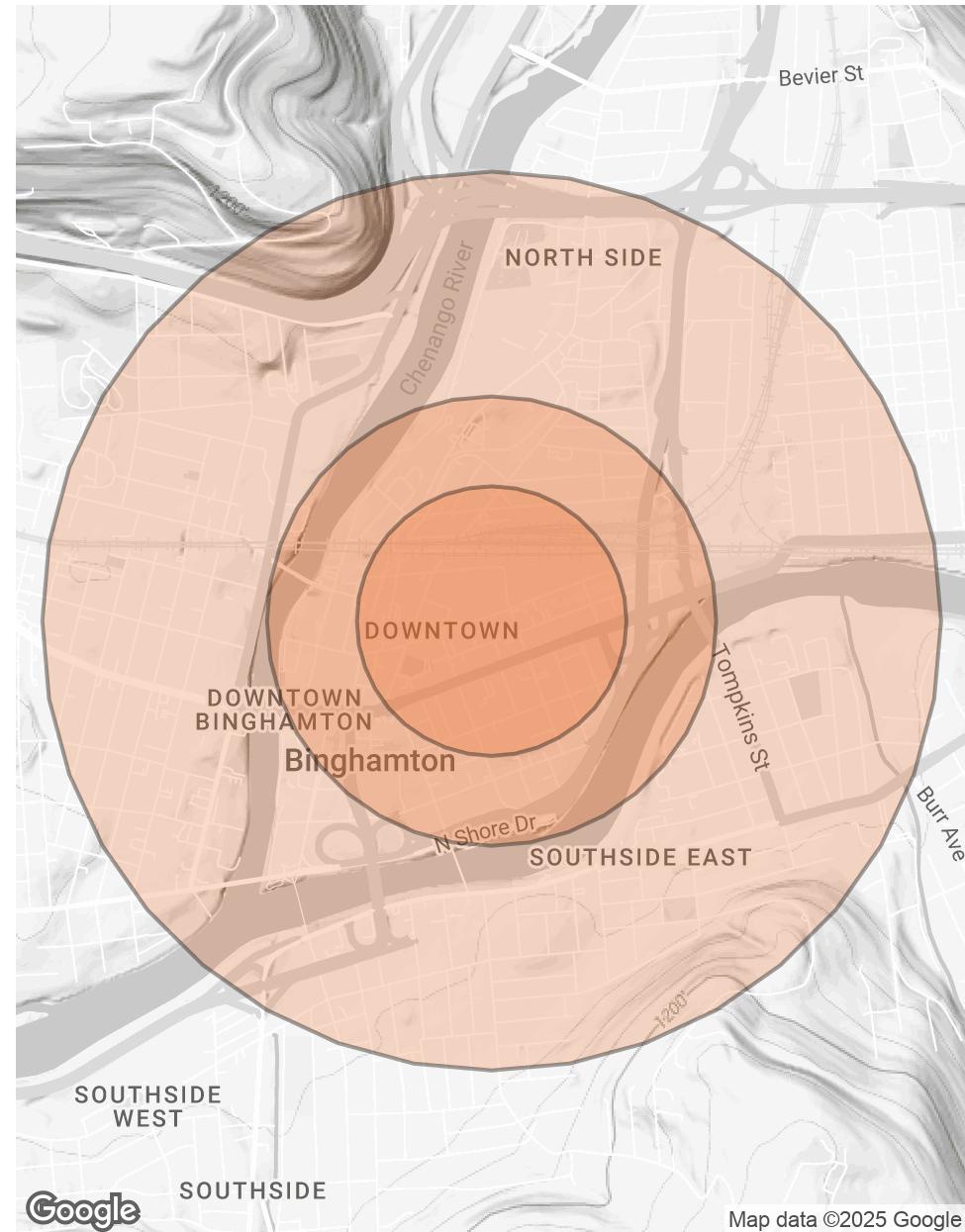
AERIAL MAP



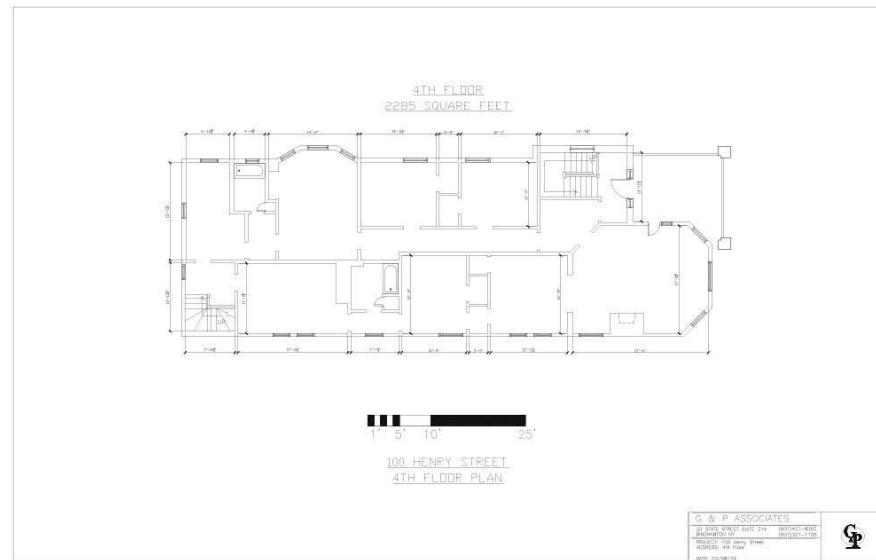
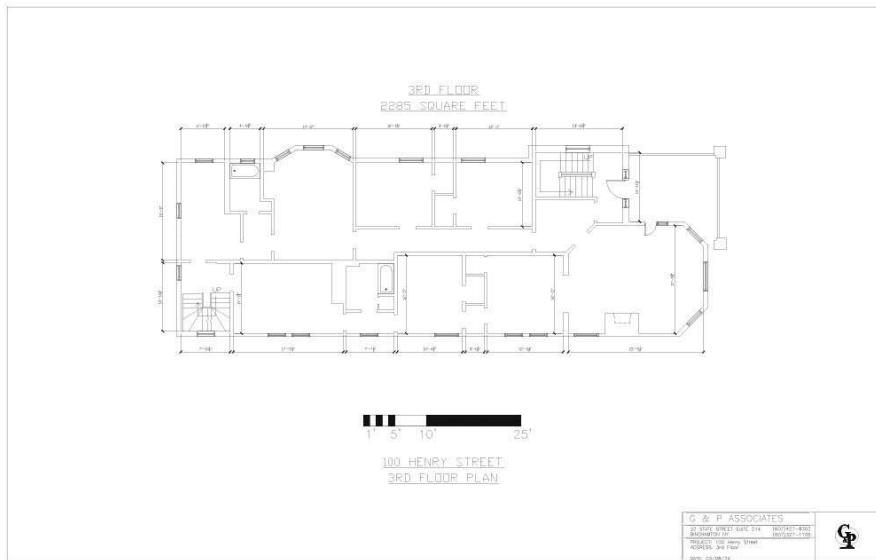
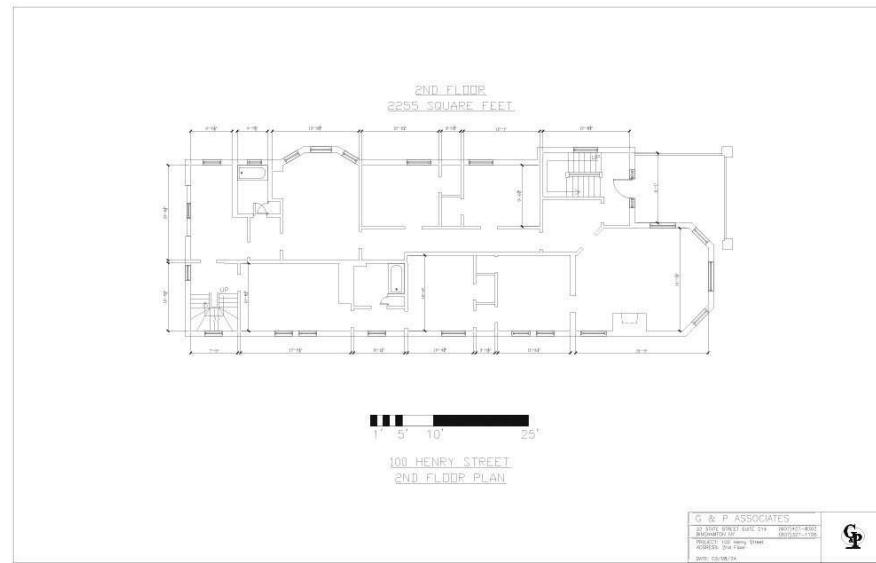
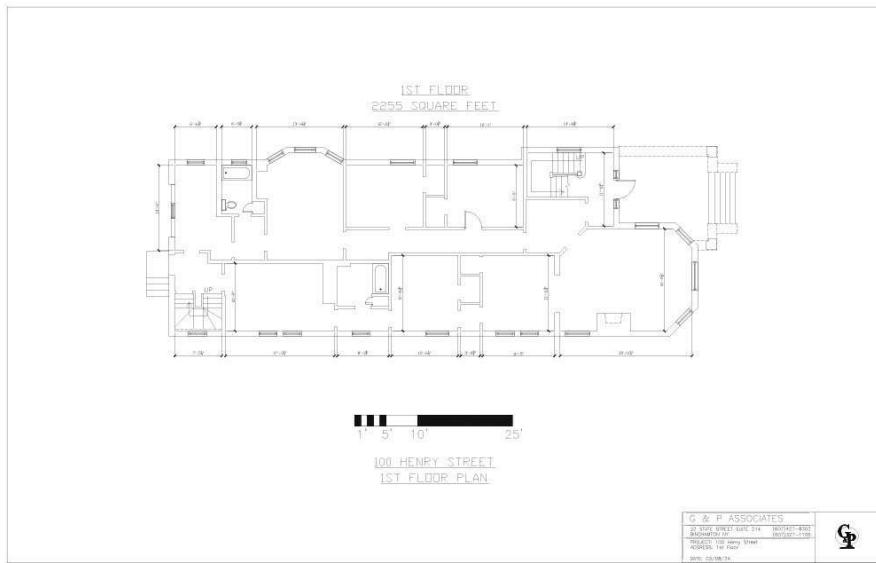
DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	1,540	3,861	18,689
AVERAGE AGE	38	38	39
AVERAGE AGE (MALE)	40	38	38
AVERAGE AGE (FEMALE)	36	37	40
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	849	2,087	8,578
# OF PERSONS PER HH	1.8	1.9	2.2
AVERAGE HH INCOME	\$28,611	\$32,423	\$56,391
AVERAGE HOUSE VALUE	\$107,258	\$181,900	\$191,427

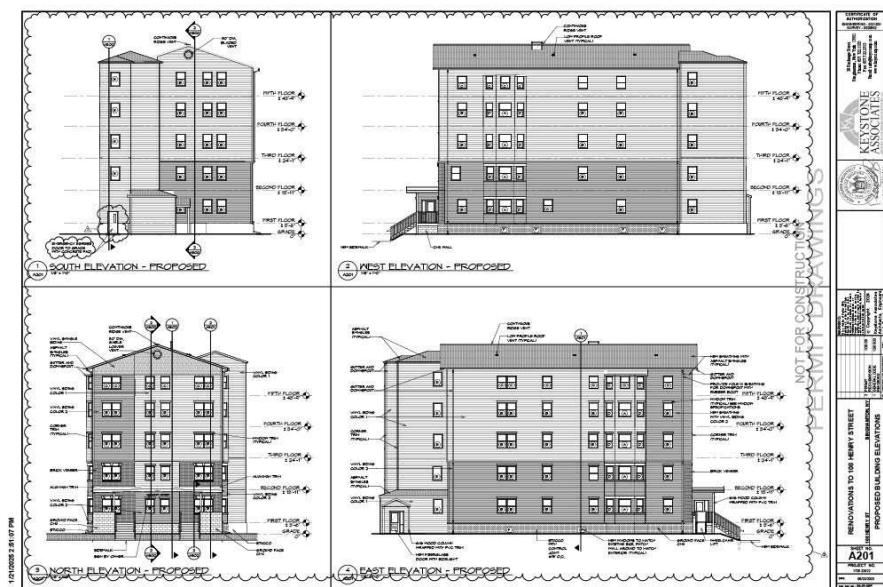
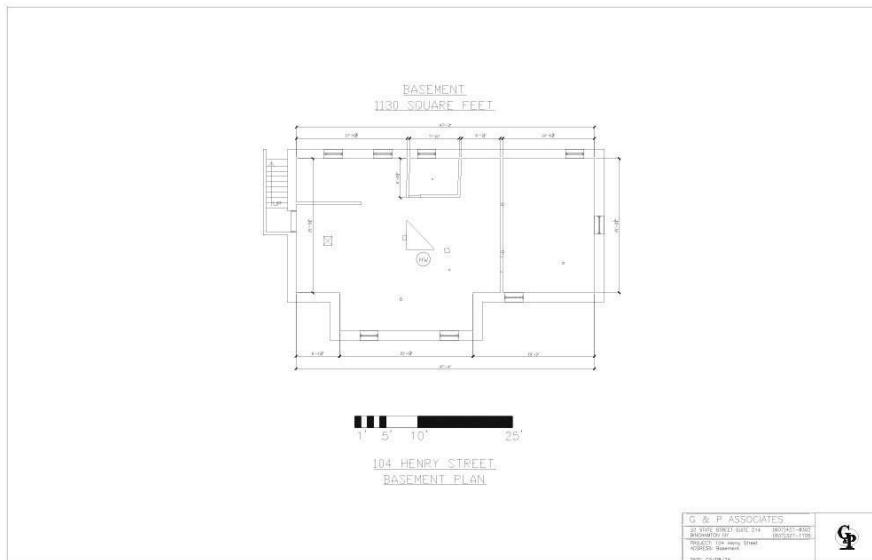
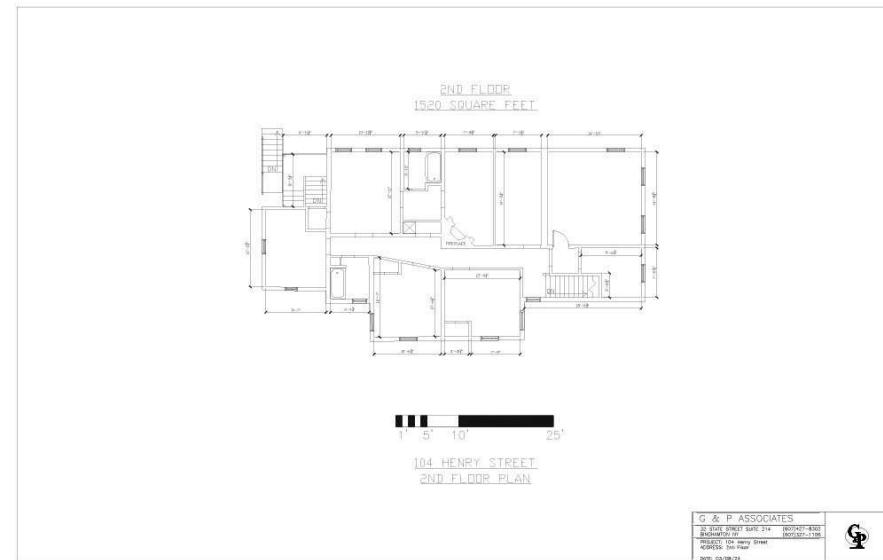
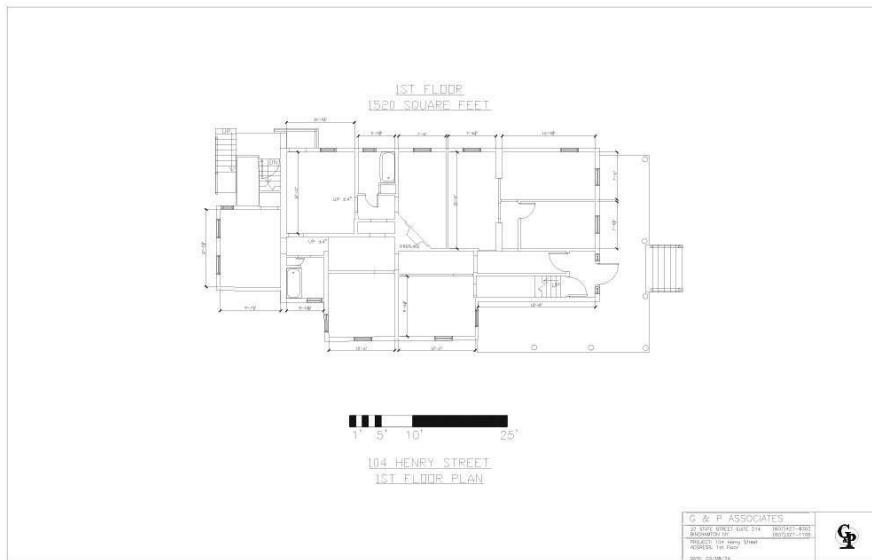
Demographics data derived from AlphaMap



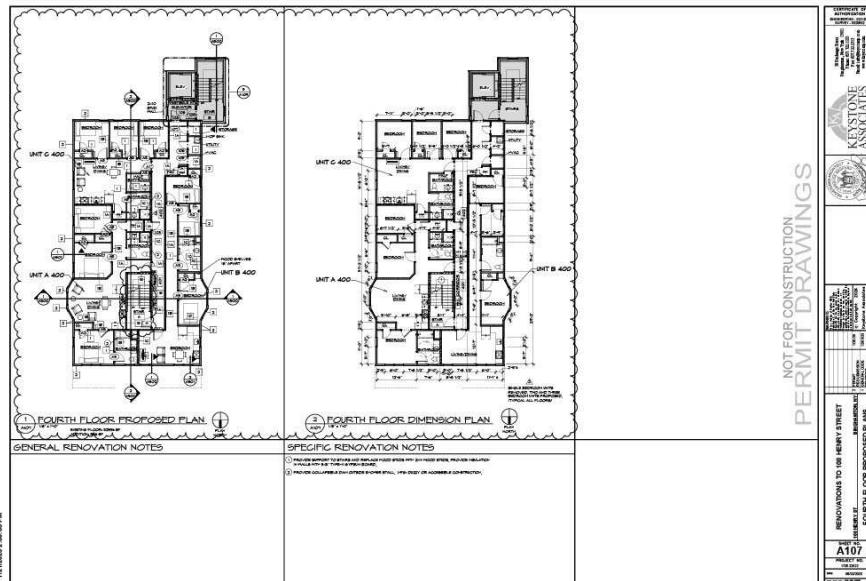
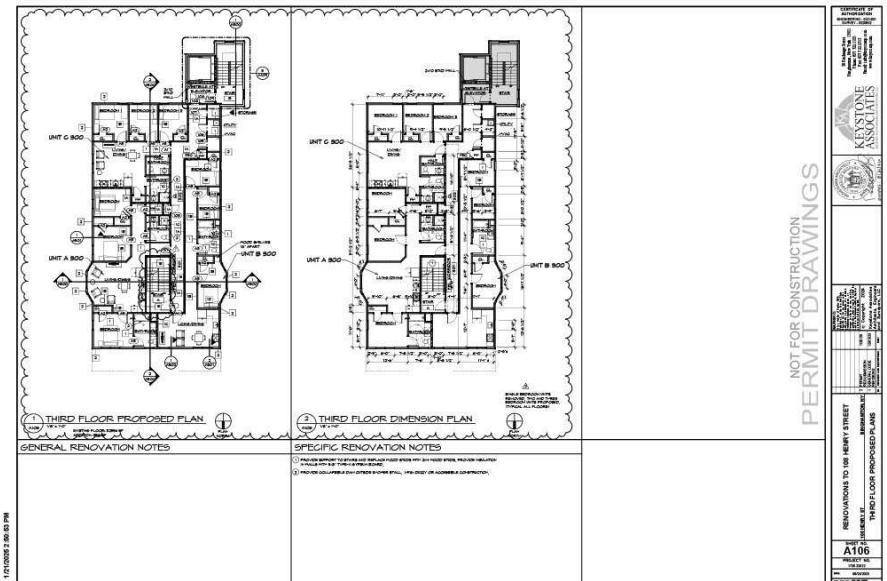
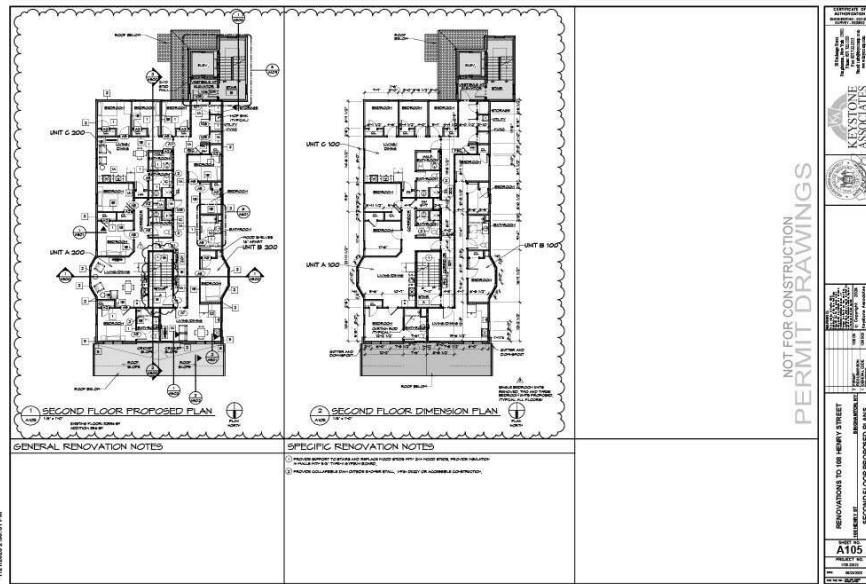
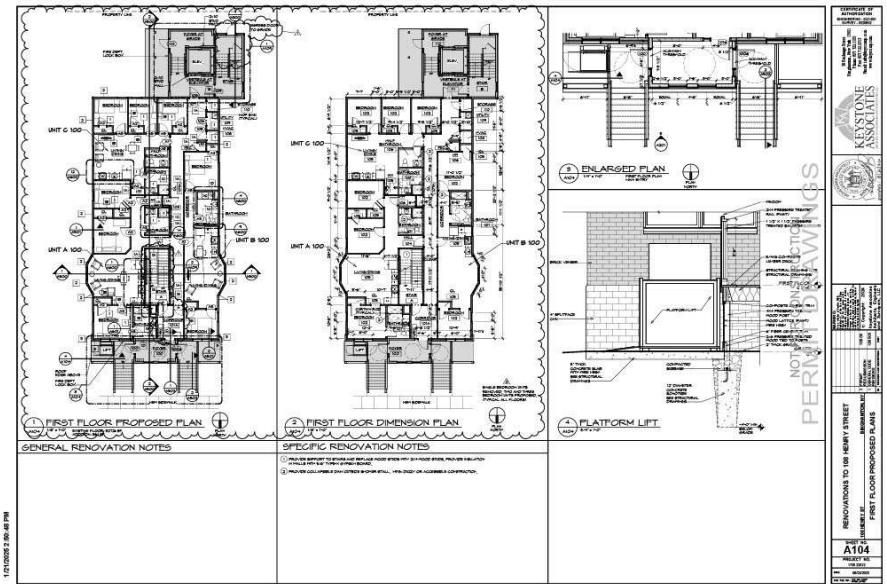
FLOOR PLANS



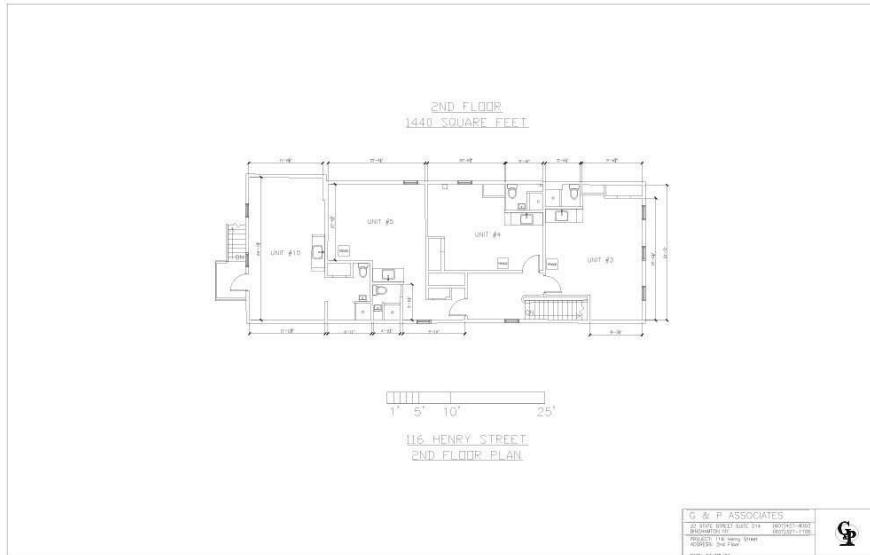
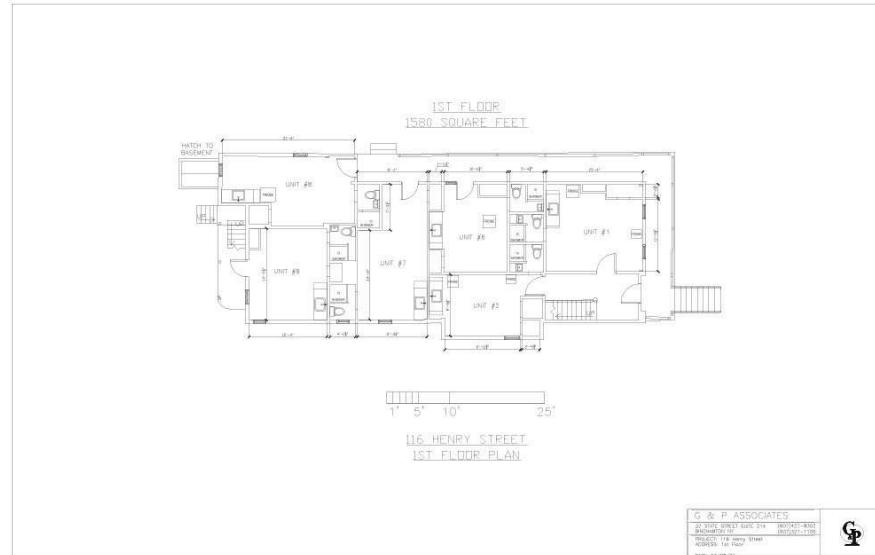
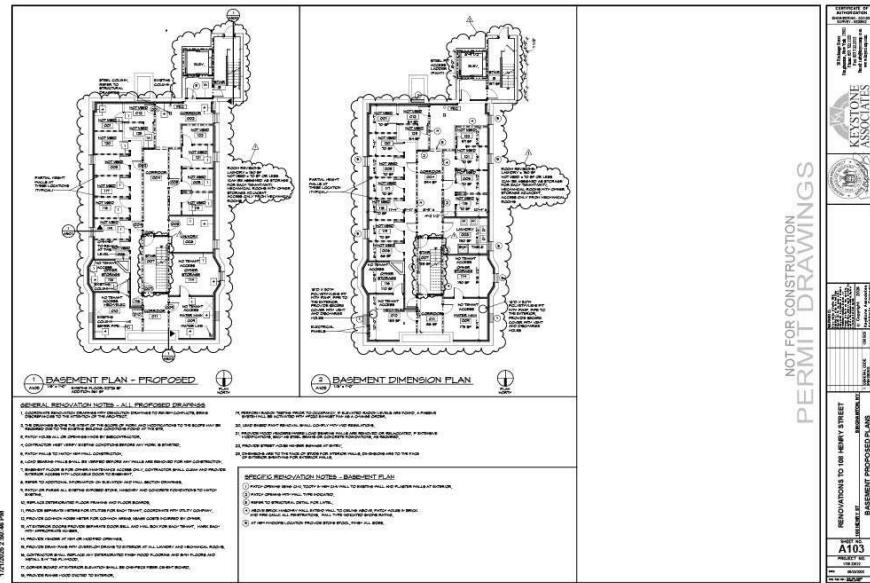
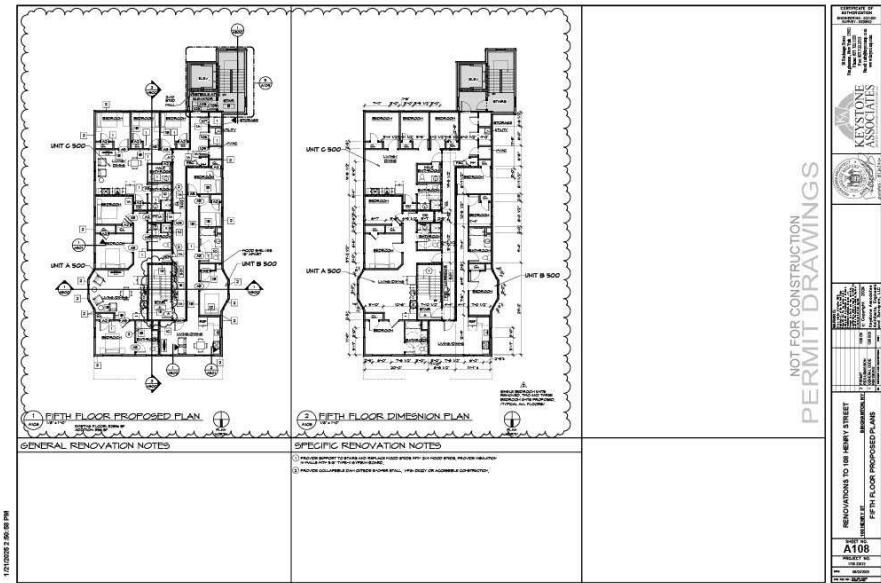
FLOOR PLANS



FLOOR PLANS



FLOOR PLANS





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PROFESSIONAL BACKGROUND

James Lucenti is a Licensed Real Estate Salesperson with SVN Innovative Commercial Advisors, specializing in commercial real estate throughout the Southern Tier. With two master's degrees—one in School Psychology and another in School Administration—James brings exceptional communication, analytical, and leadership skills to his work.

Before transitioning to commercial real estate, James spent six years in residential real estate sales and more than two decades in education, where he developed a deep understanding of people and problem-solving. His experience as both an investor and advisor give clients the insight and confidence needed to make informed real estate decisions. Based in Endwell since 2004, James is proud to serve his community with professionalism and integrity.

EDUCATION

Master in School Psychology, Masters in School Administration.

NYS Licensed salesperson course - 75 hours and yearly continuing education.

MEMBERSHIPS

NYSAR

NYSCAR

SVN | Innovative Commercial Advisors

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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.



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