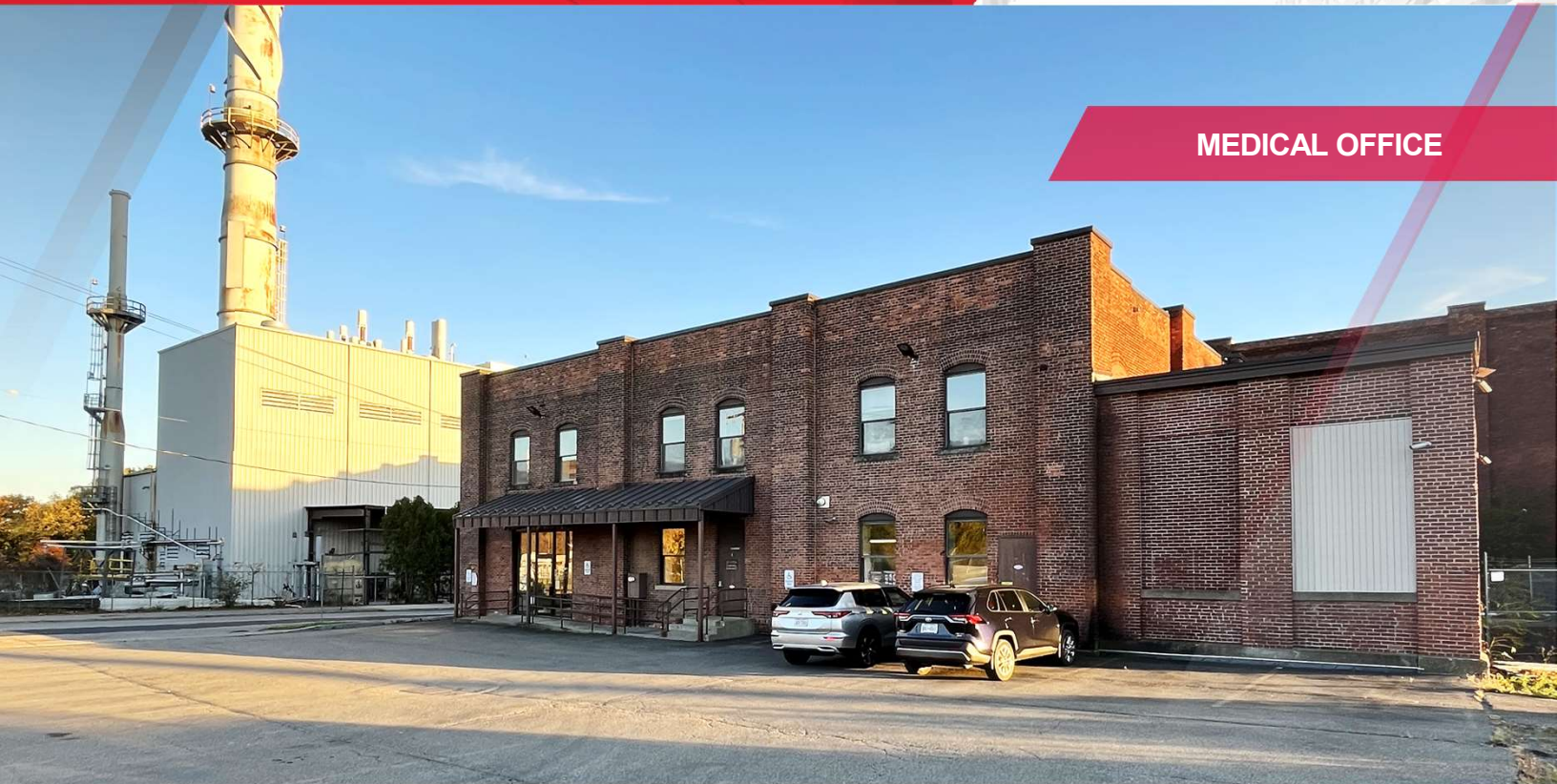


FOR SALE

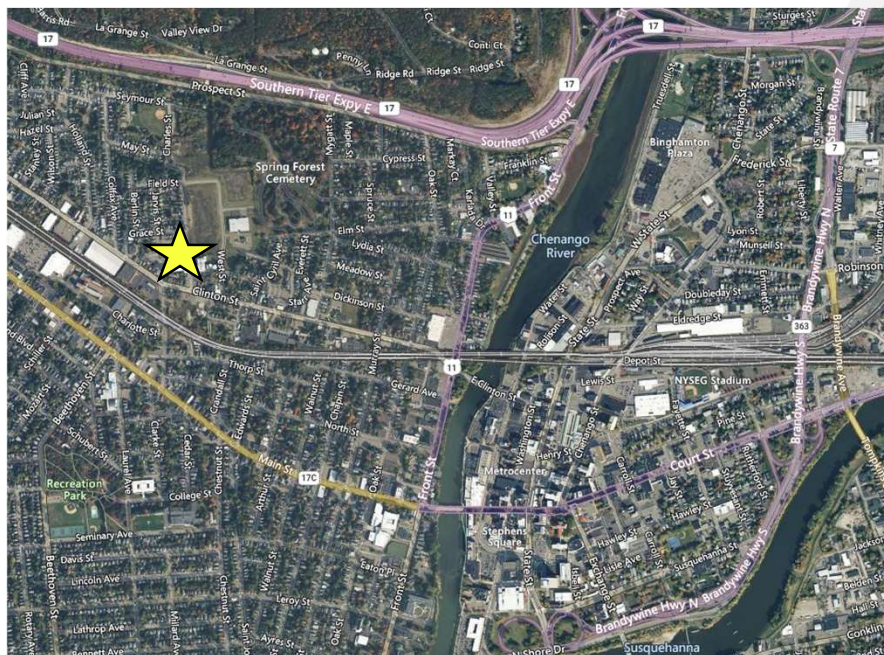
17 Charles Street
Binghamton, NY



\$650,000 | 11,720+/- SF

Property Highlights

- 1st floor office/distribution space housing 6 offices and warehouse with loading dock
- 2nd floor Class B medical office space operating as a physical therapy practice
- Elevator provides access to 2nd floor
- Basement usable for storage
- Historic Tax Credit eligible building
- Located in Clinton Street Neighborhood Business District Revitalization Plan
- Firomar to invest \$4.6 million in adjacent property creating 40+ jobs
- Multiple initiatives to create affordable housing in the First Ward.



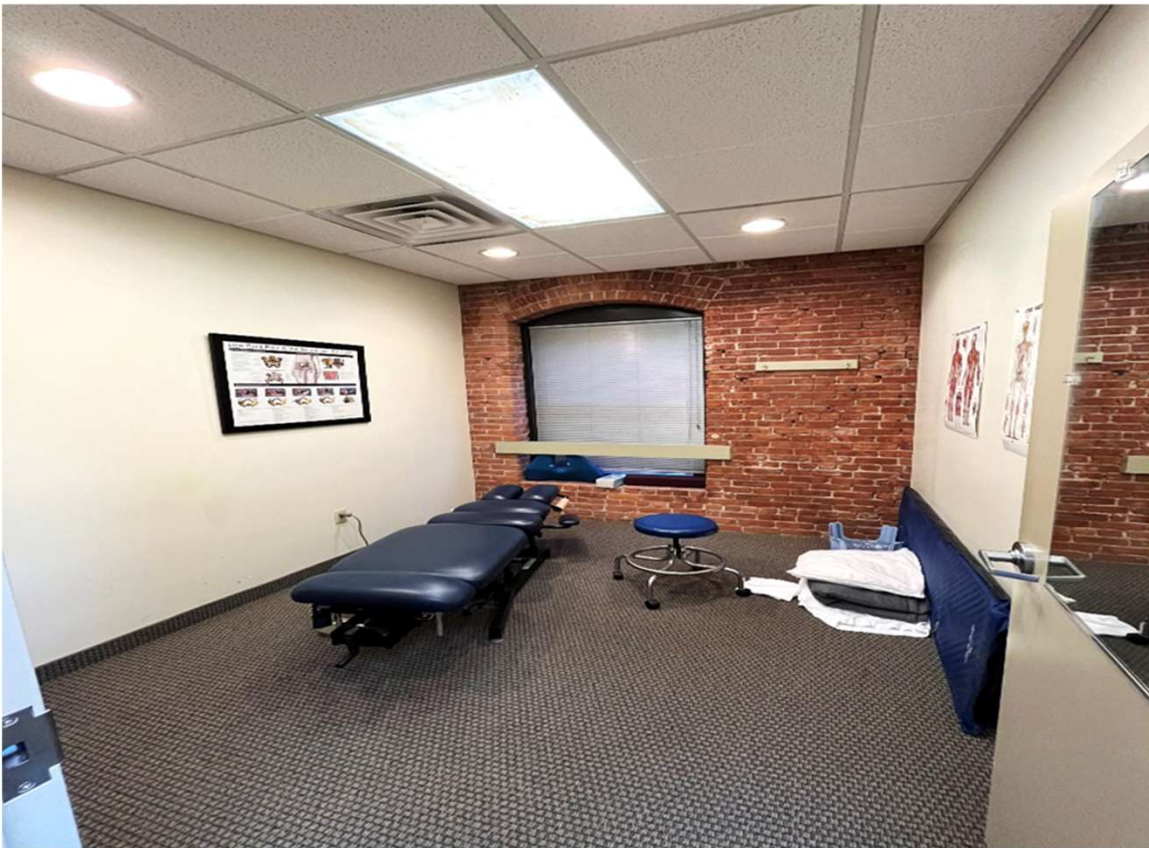
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FOR SALE

17 Charles Street | Binghamton, NY

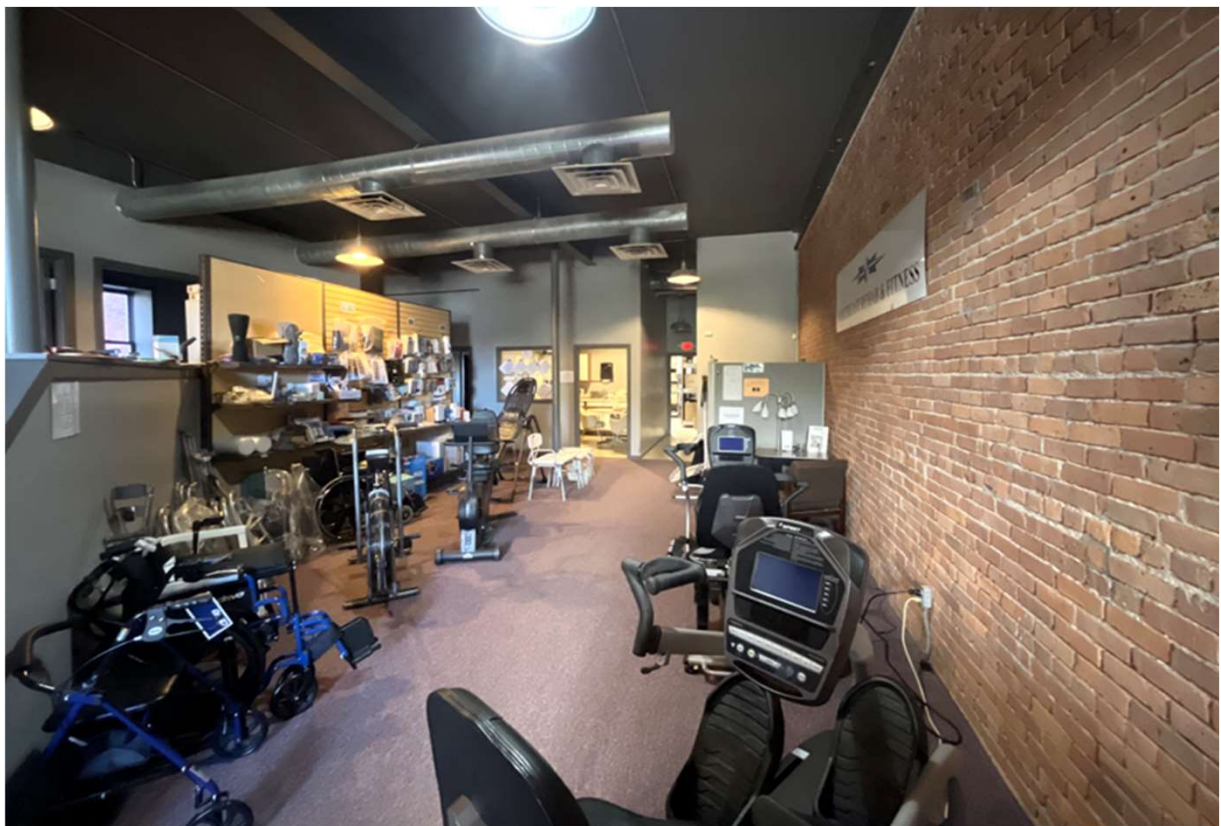


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FOR SALE

17 Charles Street | Binghamton, NY



FOR SALE

17 Charles Street | Binghamton, NY



PROJECT AREA

LAND USE

Covering a total of 69.5 acres, the Clinton Street Neighborhood Business District (CSNBD) includes 241 properties with a wide range of land uses, including residential, recreational, commercial, industrial, and vacant. The mixture of land uses and historic nature associated with the First Ward neighborhood have resulted in an eclectic and unique physical environment within the corridor with historical, religious and culturally-significant sites woven together with antique shops, bars, international cuisines, and retail.



FIGURE 1. Land Use



CLINTON STREET NEIGHBORHOOD BUSINESS DISTRICT
Revitalization Plan

By [WBNG Staff](#)

Published: Aug. 12, 2024 at 12:06 PM EDT



BINGHAMTON (WBNG) -- The City of Binghamton is calling for projects and proposals to revitalize Clinton Street and the surrounding neighborhood.

The announcement comes ahead of Binghamton's upcoming funding application for round eight of the New York State Downtown Revitalization Initiative.

The city will apply for this year's DRI, which will award \$10 million in funding for 10 communities across the state. The money is to be used for transformative projects.

Binghamton officials said it will focus on investments in the area of Clinton Street between Front Street and Jarvis Street to transform derelict properties and vacant lots into what the community needs and wants.