

PROPOSAL

171 Front St

171 FRONT ST.

Binghamton, NY 13901

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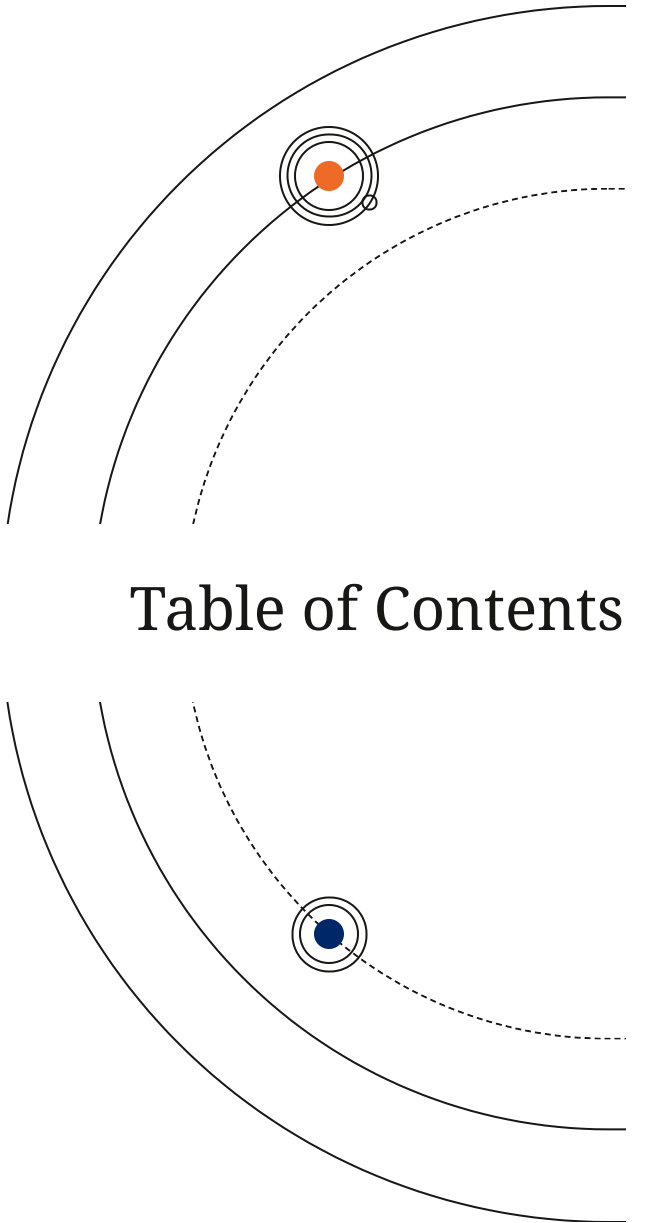


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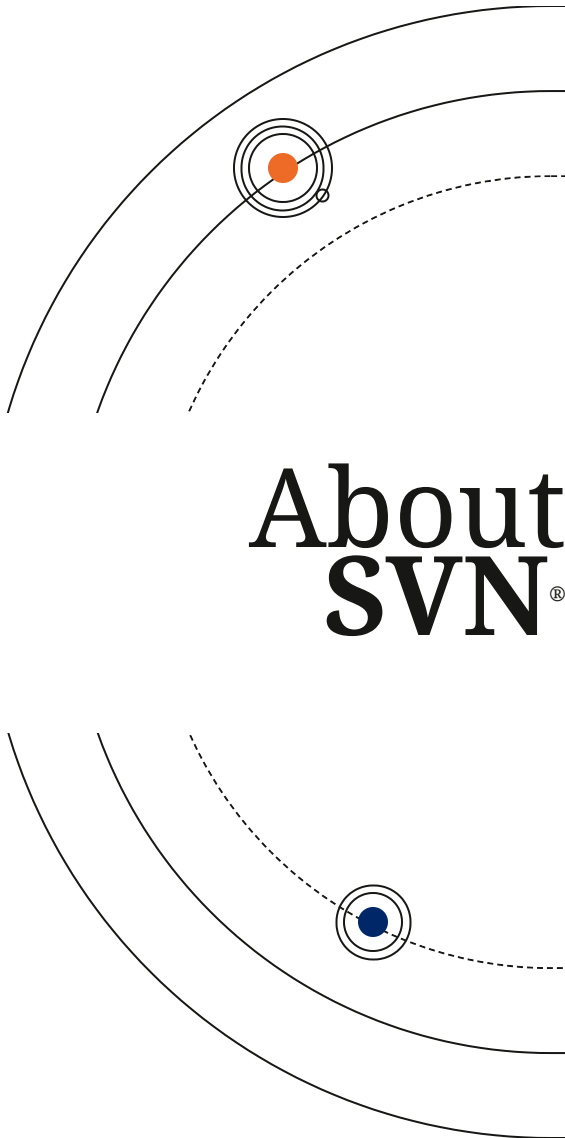
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This Proposal is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves 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.



The SVN® brand was founded in 1987 out of a desire to improve the commercial real estate industry for all stakeholders through cooperation and organized competition.

The SVN organization is comprised of over 2,000 Advisors and staff in over 200 offices across the globe. Expanded geographic coverage and amplified outreach to traditional, cross-market and emerging owners and tenants is how we differentiate ourselves from the competition. Our proactive promotion of properties and fee sharing with the entire commercial real estate industry is our way of putting clients' needs first. This is our unique Shared Value Network® and just one of the many ways that SVN Advisors create amazing value with our clients, colleagues, and communities.

Our robust global platform, combined with the entrepreneurial drive of our business owners and their dedicated SVN Advisors, assures representation that creates maximum value for our clients.

This is the SVN Difference.

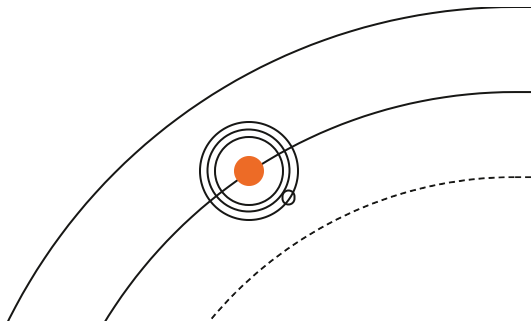
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THE 9.6% REPORT

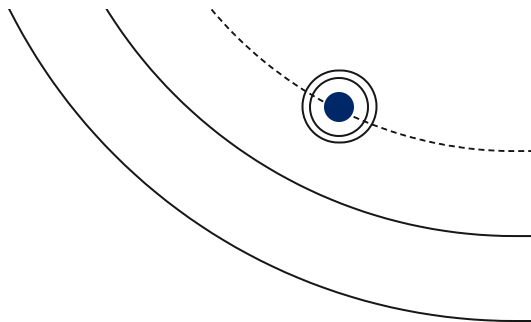
SVN® ADVISORS SHARE FEES BECAUSE IT CREATES MORE DEMAND AND SUPERIOR VALUE FOR OUR CLIENTS.

SVN® economists analyzed 15,000 records of sales between \$2.5 and \$20 million in the four core building types- industrial, multifamily, office and retail.*



The 9.6% report

A REPORT ON THE PRICING ADVANTAGE OF COOPERATION



The Result?

The average price per square foot was higher in every asset class for transactions involving two separate brokerage firms. In aggregate, **the average selling price was 9.6% higher with brokerage cooperation.**

Think About it.

When a broker says they know all the buyers for a property, do they really? With 65% of buyers coming from out of market, how could they?

250 years ago, Adam Smith wrote down the basic laws of supply and demand: The higher the demand for a product, the higher the sales price.

It's common sense

Marketing a property to the widest possible audience increases the price for an owner. This is how SVN Advisors operate - we share fees and build trust, driving outsized success for our clients and our colleagues.

Visit svn.com to find out more.

*Peter Froberg and Viroj Jienwatcharamongkhol, Cooperation in Commercial

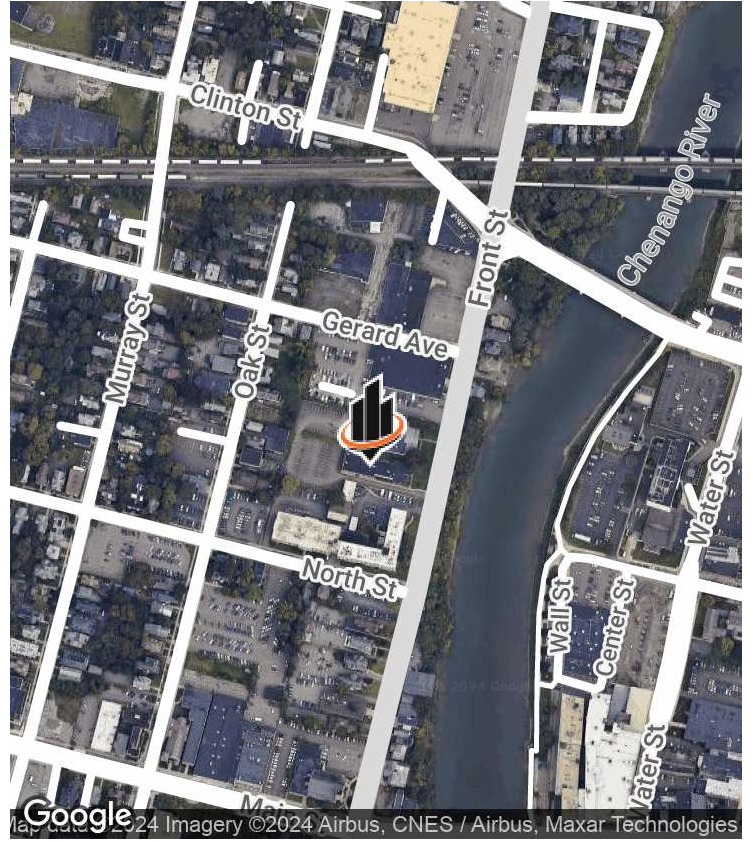
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SECTION 1
Property
Information

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$2,250,000
BUILDING SIZE:	32,949 SF
LOT SIZE:	2.49 Acres
PRICE / SF:	\$68.29
YEAR BUILT:	1975
ZONING:	Commercial
MARKET:	Binghamton Office
SUBMARKET:	Binghamton Retail, Binghamton Student Housing
TRAFFIC COUNT:	8,053

PROPERTY OVERVIEW

Nestled on 2.49 acres, this property boasts three interconnected buildings encompassing 32,949 square feet, along with ample parking space for 150 vehicles.

Its diverse layout includes a former mansion, Class B office space, and a repurposed Elk's lodge, offering a unique blend of historical charm and modern functionality. Enhanced by amenities like forced air heating, central AC, and 3-phase electric power, the property stands out for its strategic location on Front Street, adjacent to a planned development of 125 units.

With convenient access to Downtown Binghamton's bustling dining, shopping, and recreational offerings, coupled with heavy vehicle traffic averaging 8,053 cars per day and a commendable walkability score of 77, this well-maintained property presents an ideal opportunity for office, retail, or potential student housing ventures.

PROPERTY HIGHLIGHTS

- Excellent location.
- 2 Buildings away from an approved development of 125 Units.
- Directly on Front St between the Court St and Clinton St Bridges.
- Walking distance to downtown.
- 2.49 Acres.
- 150 surface parking spaces.
- Well maintained.

PROPERTY DESCRIPTION



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LOCATION DESCRIPTION

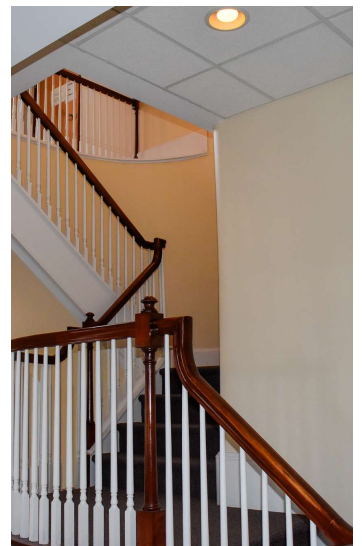
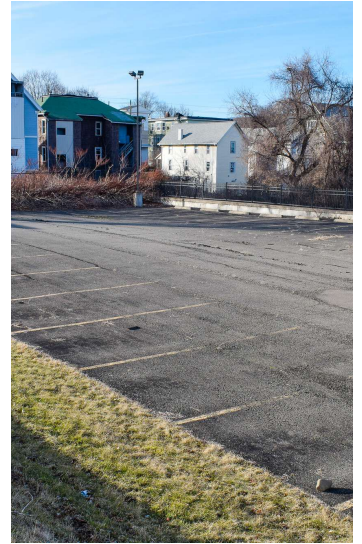
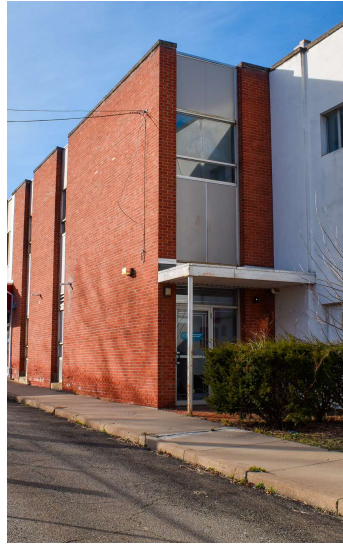
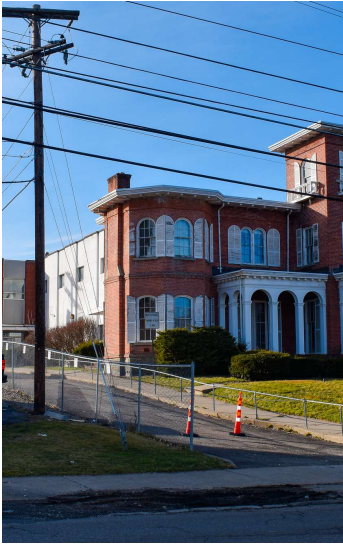
Ideally positioned on Front Street between the Clinton St and Court St Bridges, this location offers prime accessibility and visibility.

Situated mere steps away from a forthcoming development of 125 units with commercial space, it presents a promising investment opportunity.

Enjoy the convenience of being within walking distance to Downtown Binghamton's vibrant array of restaurants, shops, and amenities.

With heavy vehicle traffic of 8,053 cars per day and an impressive walkability score of 77, this site is primed for success as a strategic hub for office, retail, or potential housing development.

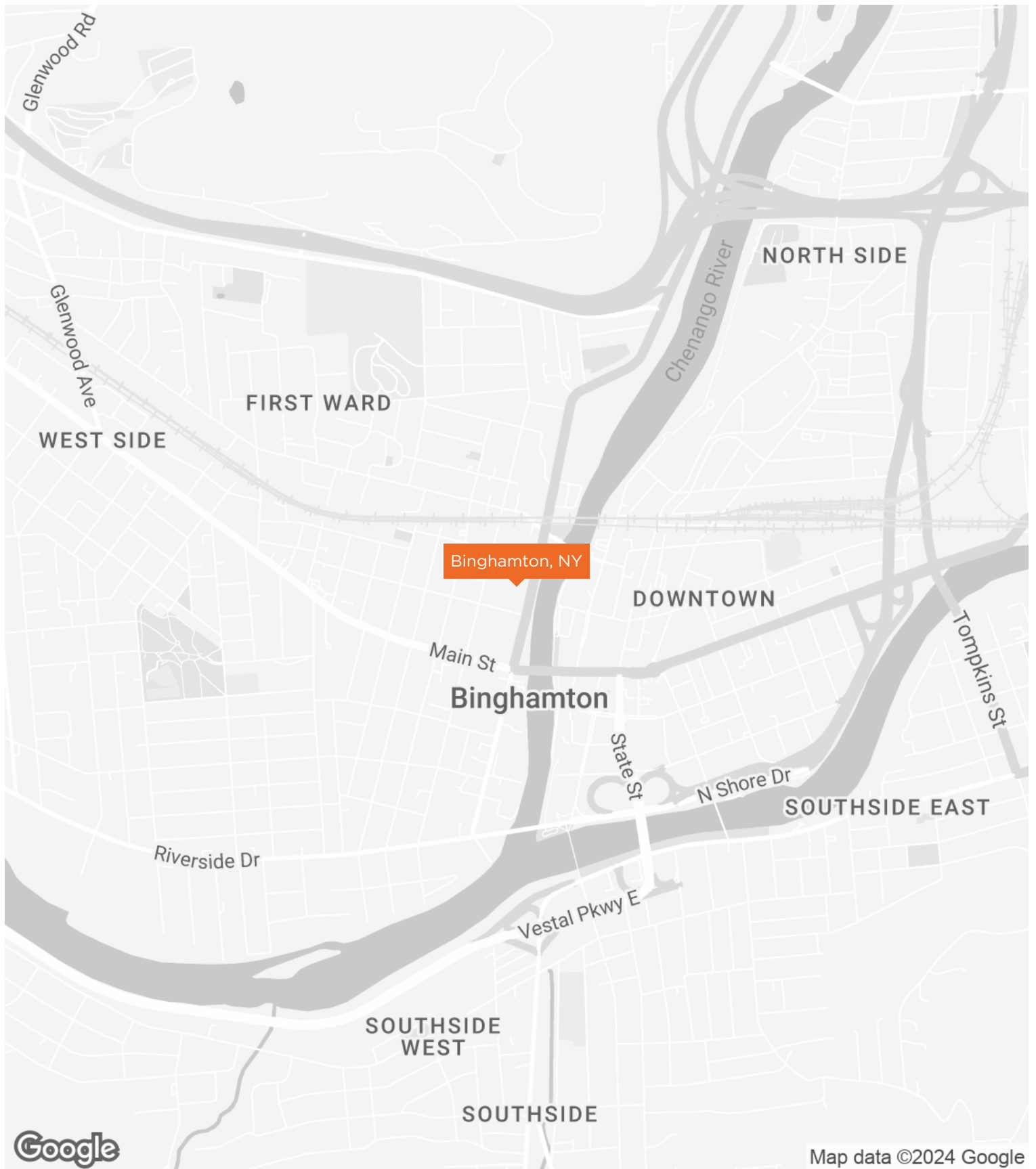
ADDITIONAL PHOTOS



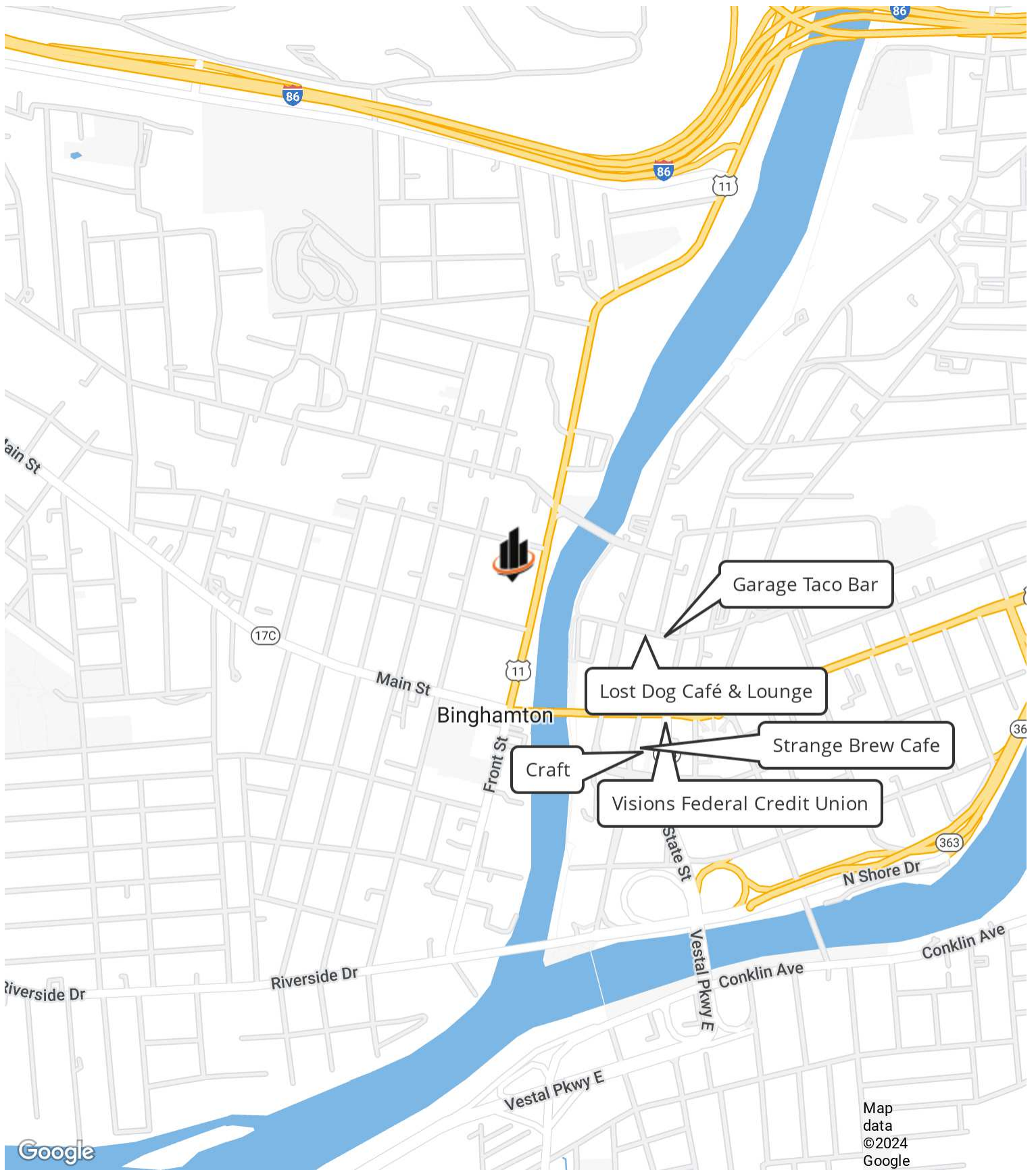


SECTION 2
Location
Information

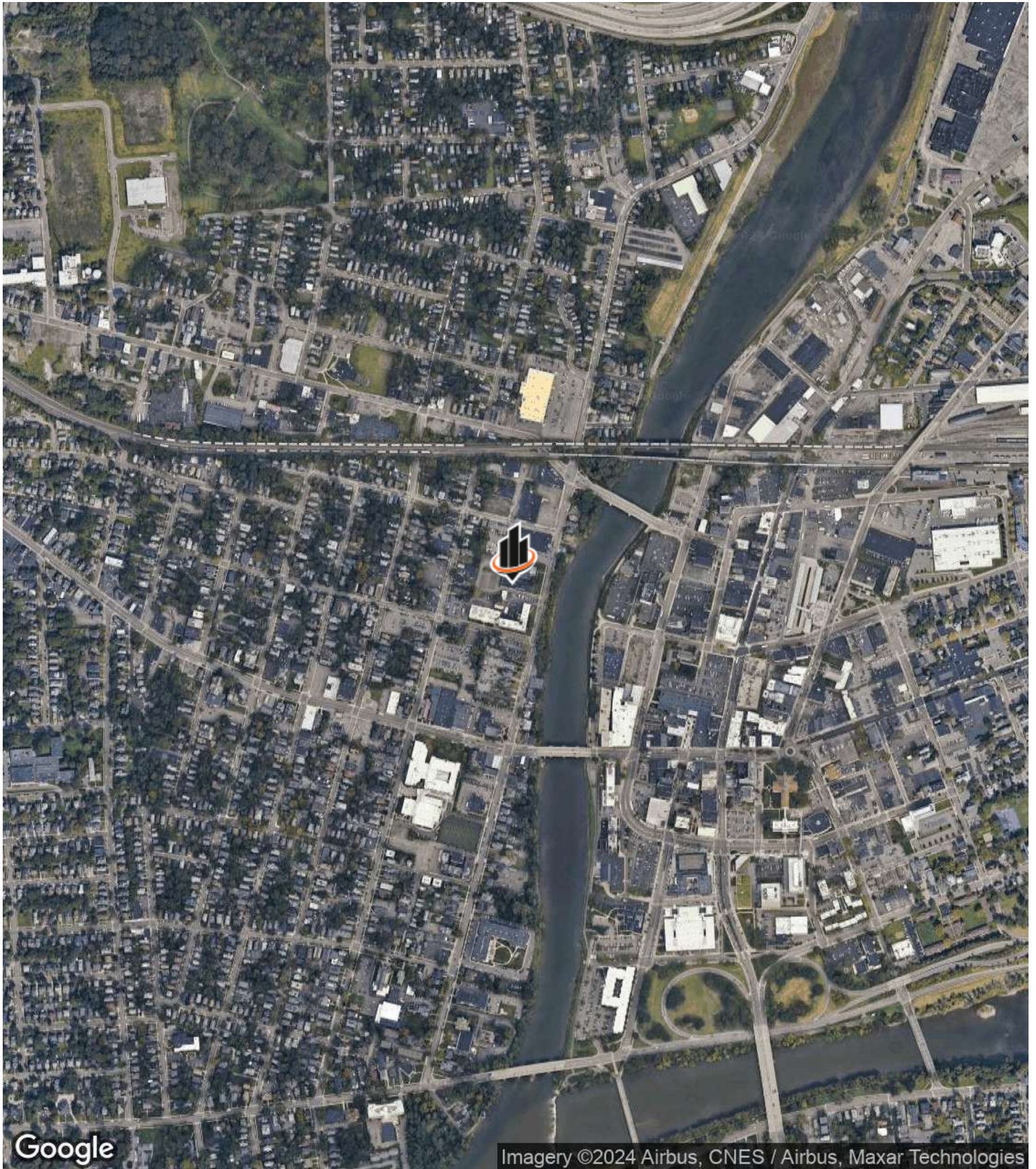
REGIONAL MAP

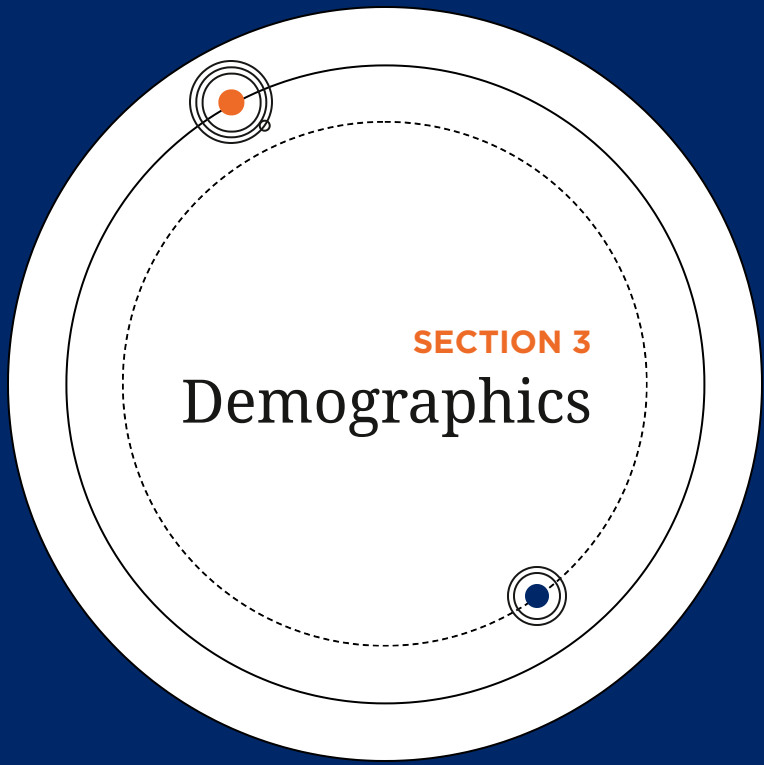


LOCATION MAP



AERIAL MAP



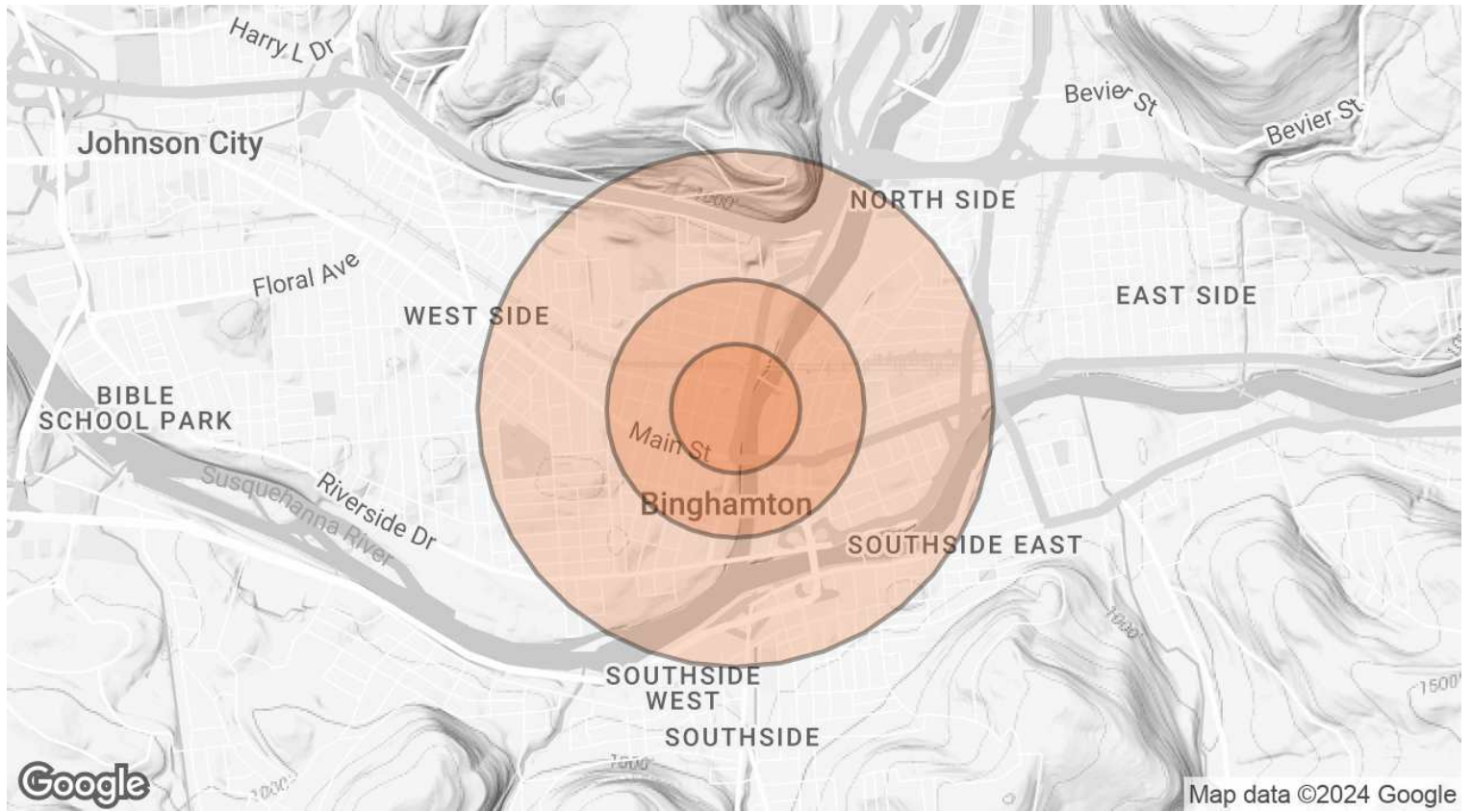


SECTION 3

Demographics



DEMOGRAPHICS MAP & REPORT



POPULATION	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	1,851	5,267	16,828
AVERAGE AGE	47.7	36.9	33.8
AVERAGE AGE (MALE)	42.4	34.6	32.4
AVERAGE AGE (FEMALE)	54.8	39.8	35.9
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	717	3,127	9,579
# OF PERSONS PER HH	2.6	1.7	1.8
AVERAGE HH INCOME	\$27,910	\$28,025	\$39,883
AVERAGE HOUSE VALUE	\$8,943	\$19,687	\$76,077

2020 American Community Survey (ACS)



SECTION 4
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 extraordinary professional journey began in 1986, marked by unwavering dedication and a relentless pursuit of success. Rising through diverse Sales and Marketing roles, he ascended to become a District Manager and later a Regional Sales Director, overseeing operations across five states. His exceptional performance led to his appointment as a Corporate Executive with Columbian Mutual Life Insurance Company, showcasing his leadership and strategic acumen.

Driven by an entrepreneurial spirit, Scott co-founded a National Marketing Organization that expanded rapidly across all 50 states. Transitioning seamlessly into full-time commercial real estate, he demonstrated an innate understanding of the industry and a commitment to delivering unparalleled results.

Specializing in Investment Real Estate and Industrial properties, Scott's expertise shines. Holding an industrial engineering degree, his collaborations with esteemed clients like The Raymond Corporation and Corning, Inc. underscore his capability. Notably, his success in Broome County has propelled expansion into other parts of Upstate New York and Northeast Pennsylvania.

Now, as the real estate broker and owner of SVN Innovative Commercial Advisors in Johnson City, NY, Scott leads a team dedicated to delivering top-tier results and committed to client success. SVN Innovative Commercial Advisors has rapidly established itself as a trusted name in the industry, known for delivering innovative solutions and exceptional value.

Recognized with the Costar Power Broker Award for his impressive sales performance, Scott continues to shape the industry with his dedication to innovation and client success. His exemplary track record stands as a testament to his expertise, dedication, and commitment to surpassing expectations.

EDUCATION

Bachelors of Science Industrial Engineering

CCIM

MEMBERSHIPS

CCIM

NYSCAR

SVN | Innovative Commercial Advisors

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