

OFFERING MEMORANDUM

Asking Price: \$2,500,000.



FOR SALE

195-197 Conklin Avenue

185 Conklin Avenue

12 Hall Street



MACZKO
REALTY LLC

Prepared by:

John J. Maczko | Real Estate Agent

607.760.2898 | John@maczkorealty.com



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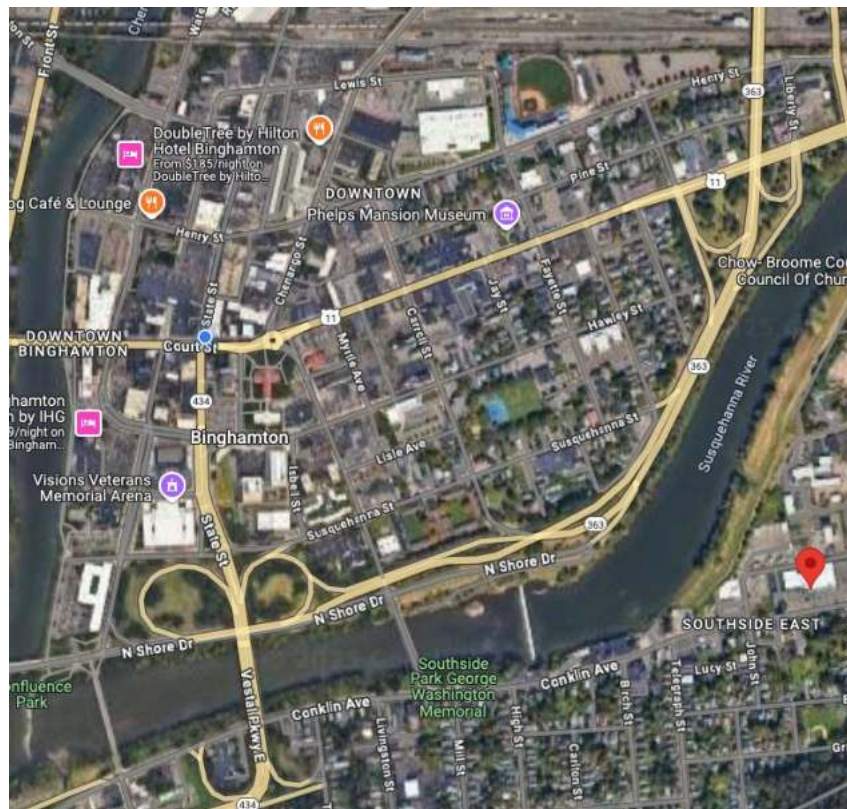


Property Information

This rare offering of a commercial investment in Broome County features a diverse mix of well-established tenants. The plaza is home to The Relief Pitcher, a renowned pub, restaurant, and banquet hall, alongside Colours, a respected automotive paint shop, and Rite Aid Pharmacy, a nationally recognized brand and understanding that after a long successful history, this 13,000 square foot commercial space will soon be available for lease. Presently we are in several discussions with different tenants as well as buyers that may have a desire to occupy this space. Enclosed you will find a site plan which gives dimensions and review of the entire Pharmacy space. Awesome space with great loading docks, 14 foot ceilings heights and a rentable rate with 10,000 of retail space and 2,950 of offices, storage, walk in coolers and loading dock areas. This space will become a great asset, make a move whether you are leasing or purchasing the plaza. This outstanding location will be highly sought after. Second place in real estate is no place to be! Make sure to contact John J. Maczko (607-760-2898).

Additionally included at this plaza is The Relief Pitcher together with its banquet hall which is located at 12 Hall Street and is one of the most popular pubs and restaurants in Broome County. In the lower level of the plaza you'll find Bob Carr 2.0 Printing and Mailing which has been a fixture at the plaza for 10+ years with spectacular 14-16 foot ceiling heights. Additionally at 12 Hall Street, D & L Realty and tons of extra potential for storage and offices. This package also includes 185 Conklin Avenue. Currently leased on a triple net lease to Tioga State Bank with a convenient drive through and brick structure, this has huge flexibility and currently home to a great local bank. In 2020, the entire plaza received a new roof. This location is awesome, second to none! This plaza features tenants all paying their own utilities, taking care of CAM charges and real estate tax responsibilities. This property is a first time offering in over 25+ years.

Area Overview



This property is ideally located just minutes from the heart of Downtown Binghamton, General Hospital, and the Vestal Parkway offering high visibility and easy accessibility from all directions. Positioned along the well-traveled Conklin Avenue, it enjoys steady local and commuter traffic, making it a prime destination for both retail and professional tenants.

This property is located just minutes away from:

- **Broome County Government Offices**
- **Broome County Courthouse Complex**
- **City of Binghamton Government Buildings**
- **Visions Veterans Memorial Arena**
- **Mirabito Stadium – Home of the Binghamton Rumble Ponies (Mets AA Affiliate)**
- **Downtown Binghamton's vibrant dining, pub, shopping, and business district**
- **Binghamton University Downtown Center and University presence**
- **General Hospital**
- **Vestal Parkway**

Financial Analysis

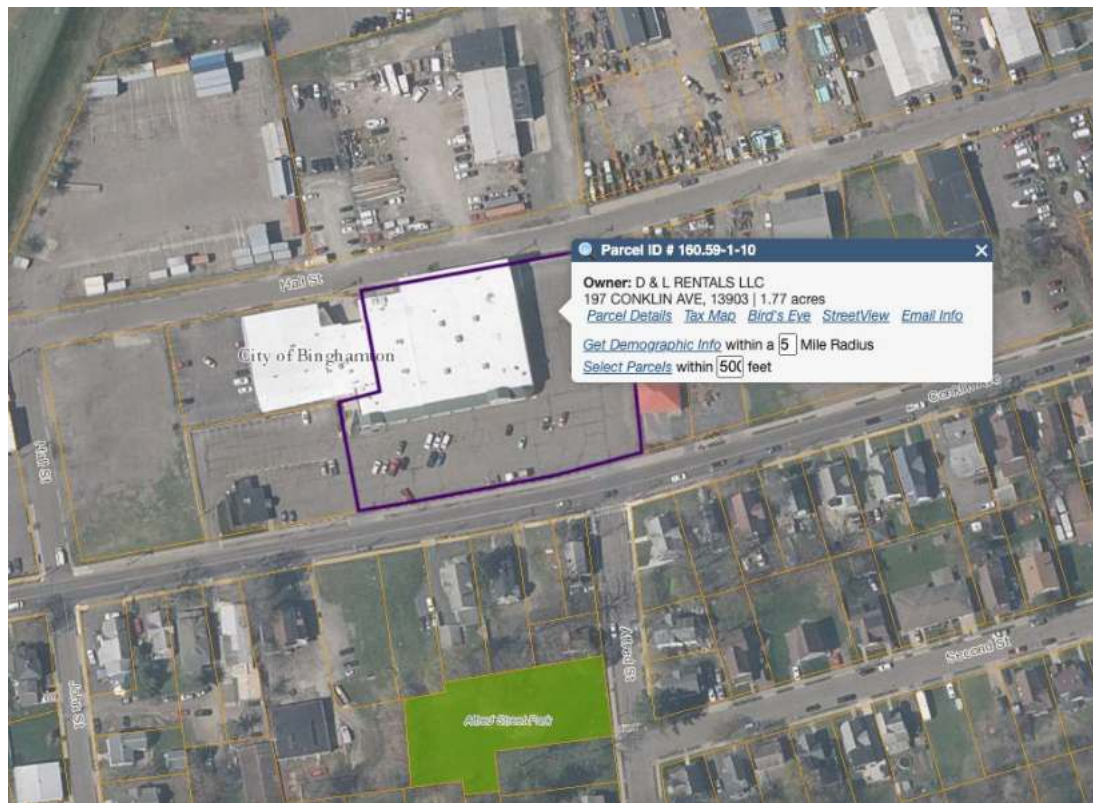
Income:	Monthly	Annually	Notes
197 Conklin Avenue - The Relief Pitcher Bar	AVAILABLE UPON REQUEST WITH NON DISCLOSURE AGREEMENT.		
197 Conklin Avenue - Rite Aid			
197 Conklin Avenue - Colours			
12 Hall Street - The Relief Pitcher Small Banquet Hall			
12 Hall Street - The Relief Pitcher Large Banquet Hall			
12 Hall Street - BOKA/Rob Car 2.0			
185 Conklin Avenue - TSB Building			
TOTAL INCOME:	\$ 25,399.77	\$ 304,797.24	
Expenses:	Monthly	Annually	Notes
A: Taxes - 197 Conklin Ave:	\$ 486.82	\$ 5,841.81	Owners pays 6.8%, Tenants pay 93.2% of taxes. Total tax amount is \$85,909.
A1: Taxes - 12 Hall Street:	\$ 1,216.13	\$ 14,593.50	Bob car 50% of 12 Hall Street taxes, Owners pay 50%. Total tax amount is \$29,187
A2: Taxes - 185 Conklin Ave:	\$ -	\$ -	Tenant Tioga State Bank pays full tax bill
B: Insurance:	\$ 1,388.00	\$ 16,656.00	
C: Electric:	Paid By Tenant	Paid By Tenant	
D: Heating	Paid By Tenant	Paid By Tenant	
E: External Maintenance/Snow Removal/Etc.	\$ -	\$ -	CAM Charge - Relief Pitcher pays 40%, Colours pay 16%, Riteaid pays 52%
F: 7% Vacancy:	\$ 1,777.98	\$ 21,335.81	
G: 2.5% Reserve and Replacement	\$ 634.99	\$ 7,619.93	
H: Water & Sewer:	\$ 325.00	\$ 3,900.00	\$1,300 every 4 months
I: Dumpster	\$ -	\$ -	Paid by Tenants
TOTAL EXPENSES:	\$ 5,828.92	\$ 69,947.05	
	Monthly	Annually	
TOTAL INCOME:	\$ 25,399.77	\$ 304,797.24	
TOT. EXP.:	\$ 5,828.92	\$ 69,947.05	
	Monthly	Annually	
NOI:	\$ 19,570.85	\$ 234,850.19	
6 CAP	\$ 3,914,169.84		
7 CAP	\$ 3,355,002.72		
8 CAP	\$ 2,935,627.38		
<p>No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions, imposed by our principals.</p> <p>This message contains potentially PRIVILEGED and CONFIDENTIAL information of the sender, and is intended only for the person(s) to whom it is addressed. Any use, distribution, copying or disclosure by any other person is strictly prohibited. If you have received this message in error, please notify the sender immediately by return email, and promptly and permanently delete the original message and all attachments without printing or otherwise making a copy.</p>			

Parcel Information:



Parcel Information:

197 Conklin Ave | 1.77 acres - Tax # 160.59-1-10



PROPERTY DETAIL SUMMARY

Parcel # 160.59-1-10
197 CONKLIN AVE, 13903

VIEW:

[GIS Map](#) | [Tax Map](#) | [Real Property \(IMO\)](#) | [Deed](#) | [Streetview](#) | [Bird's Eye](#)

Ownership Information

Property Owner(s): D & L RENTALS LLC
Mailing Address: 12 Hall St | Binghamton, NY 13902
Deed Book & Page: D2138-522

Site Information

Land Area: 1.77 Acres | 330 ft x 243 ft
Property Use: Commercial
Class Code: 452
Water: Public | Sewer: Public
Utilities: Gas & Electric
Broadband Availability
Highway Access: Under 2 miles
Adjacent to Rail? No
[Location Map & Directions](#)

Building Information

Year Built: | Historic? No
Square Feet: | Stories: 0
Condition: NA | Grade: NA
[Detailed Inventory and Improvement](#)

Assessment Information

Assessed Value:	Full Value:
Land: \$85,000	Land: \$134,921
Total: \$883,000	Total: \$1,401,587

Exemptions: None
School District: Binghamton
Special Districts: None
Property is Taxable
[Municipal Taxes](#) [School Taxes](#)
Last Sale: None Found

Planning Information

Municipality: City of Binghamton
Zoning: Neighborhood Commercial
239 Review? No
Census Tract #: 9 [Demographics](#)
In Historic District? No
NYS Historic Tax Credit Eligible? Yes
In Opportunity Zone? No | In HUB Zone? No
In Ag District? No
Fire Coverage: City of Binghamton Fire
Election District: City 24 | [Officials](#)

Existing FEMA Information

FEMA SFHA: Out, X500
Panel #: 3600380002C | Date: 06/01/1977
[Official FEMA Map](#)

Preliminary FEMA Information

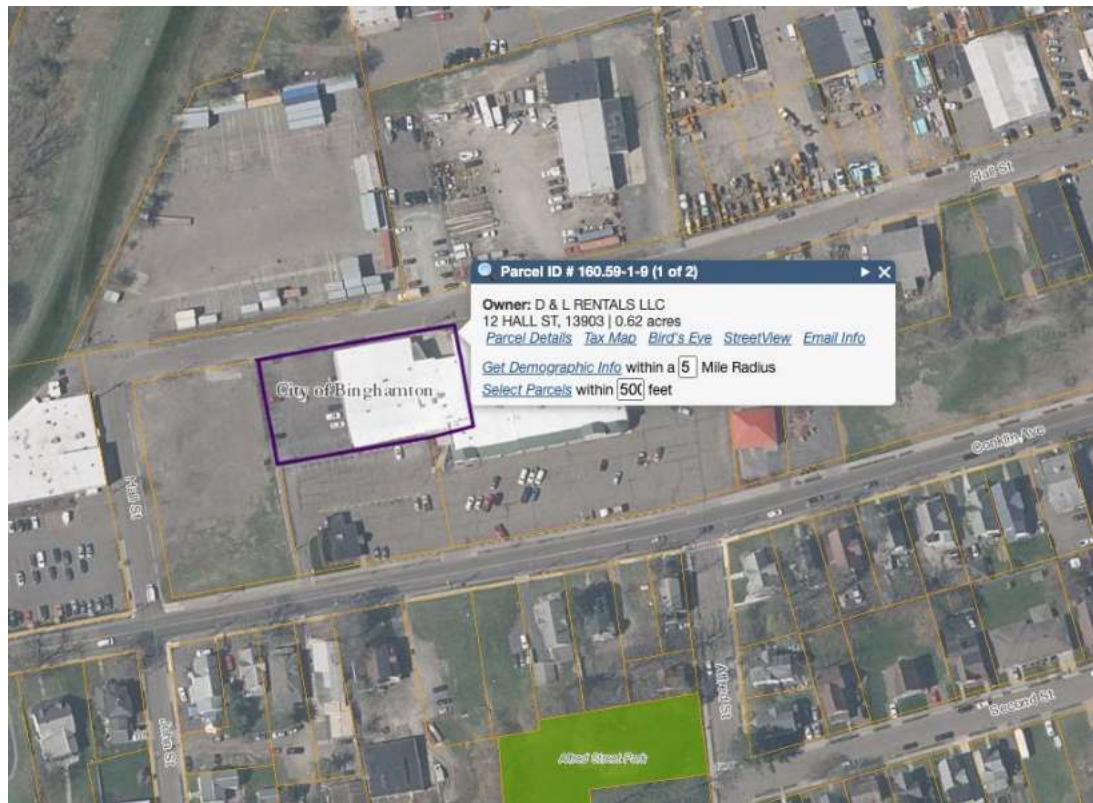
FEMA SFHA: Partially Within, AE
Panel #: 36007C0357F | Date: 02/05/2010
[Preliminary FEMA Map](#)

Natural Features

DEC Wetlands? No | NWI Wetlands? No
Watershed: Pierce Creek
Aquifer: Primary | Steep Slopes? Yes
Soil(s): Cy Cv

Parcel Information:

12 Hall St | 0.62 acres - Tax # 160.59-1-9



PROPERTY DETAIL SUMMARY

Parcel # **160.59-1-9**
12 HALL ST, 13903

VIEW:

[GIS Map](#) | [Tax Map](#) | [Real Property \(IMO\)](#) | [Deed](#) | [Streetview](#) | [Bird's Eye](#)

Ownership Information

Property Owner(s): D & L RENTALS LLC
Mailing Address: 12 Hall St | Binghamton, NY 13902
Deed Book & Page: [D2138-522](#)

Site Information

Land Area: 0.62 Acres | 226 ft x 120 ft
Property Use: Industrial
Class Code: 710
Water: Public | Sewer: Public
Utilities: Gas & Electric
[Broadband Availability](#)
Highway Access: Under 2 miles
Adjacent to Rail? No
[Location Map & Directions](#)

Building Information

Year Built: | Historic? No
Square Feet: | Stories: 0
Condition: NA | Grade: NA
[Detailed Inventory and Improvement](#)

Assessment Information

Assessed Value:	Full Value:
Land: \$36,200	Land: \$57,460
Total: \$300,000	Total: \$476,190

Exemptions: None
School District: [Binghamton](#)
Special Districts: None
Property is Taxable
[Municipal Taxes](#) [School Taxes](#)
Last Sale: Sold on 02/01/2006 for \$1

Planning Information

Municipality: [City of Binghamton](#)
Zoning: Light & Medium Industrial
239 Review? No
Census Tract #: 9 [Demographics](#)
In Historic District? No
NYS Historic Tax Credit Eligible? Yes
In Opportunity Zone? No | In HUB Zone? No
In Ag District? No
Fire Coverage: City of Binghamton Fire
Election District: City 24 | [Officials](#)

Existing FEMA Information

FEMA SFHA: Out, X500
Panel #: 3600380002C | Date: 06/01/1977
[Official FEMA Map](#)

Preliminary FEMA Information

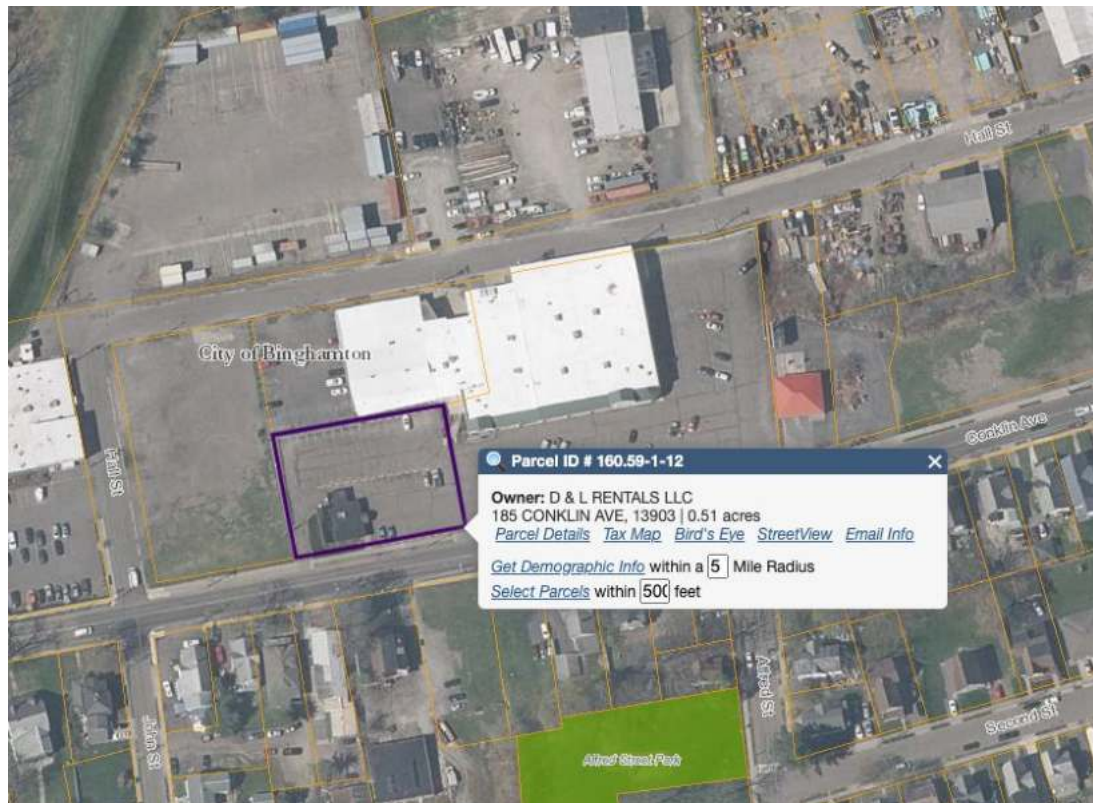
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[Preliminary FEMA Map](#)

Natural Features

DEC Wetlands? No | NWI Wetlands? No
Watershed: Pierce Creek
Aquifer: Primary | Steep Slopes? Yes
Soil(s): Cy

Parcel Information:

185 Conklin Ave | 0.51 acres - Tax # 160.59-1-12



PROPERTY DETAIL SUMMARY

Parcel # 160.59-1-12
185 CONKLIN AVE, 13903

VIEW:

[GIS Map](#) | [Tax Map](#) | [Real Property \(IMO\)](#) | [Deed](#) | [Streetview](#) | [Bird's Eye](#)

Ownership Information

Property Owner(s): D & L RENTALS LLC
Mailing Address: 12 Hall St | Binghamton, NY 13902
Deed Book & Page: D2138-522

Site Information

Land Area: 0.51 Acres | 176 ft x 126 ft
Property Use: Commercial
Class Code: 484
Water: Public | Sewer: Public
Utilities: Gas & Electric
[Broadband Availability](#)
Highway Access: Under 2 miles
Adjacent to Rail? No
[Location Map & Directions](#)

Building Information

Year Built: | Historic? No
Square Feet: | Stories: 0
Condition: NA | Grade: NA
[Detailed Inventory and Improvement](#)

Assessment Information

Assessed Value:	Full Value:
Land: \$47,900	Land: \$76,032
Total: \$148,500	Total: \$235,714

Exemptions: None
School District: Binghamton
Special Districts: None
Property is Taxable
[Municipal Taxes](#) [School Taxes](#)
Last Sale: None Found

Planning Information

Municipality: [City of Binghamton](#)
Zoning: Neighborhood Commercial
239 Review? No
Census Tract #: 9 [Demographics](#)
In Historic District? No
NYS Historic Tax Credit Eligible? Yes
In Opportunity Zone? No | In HUB Zone? No
In Ag District? No
Fire Coverage: City of Binghamton Fire
Election District: City 24 | [Officials](#)

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[Official FEMA Map](#)

Preliminary FEMA Information

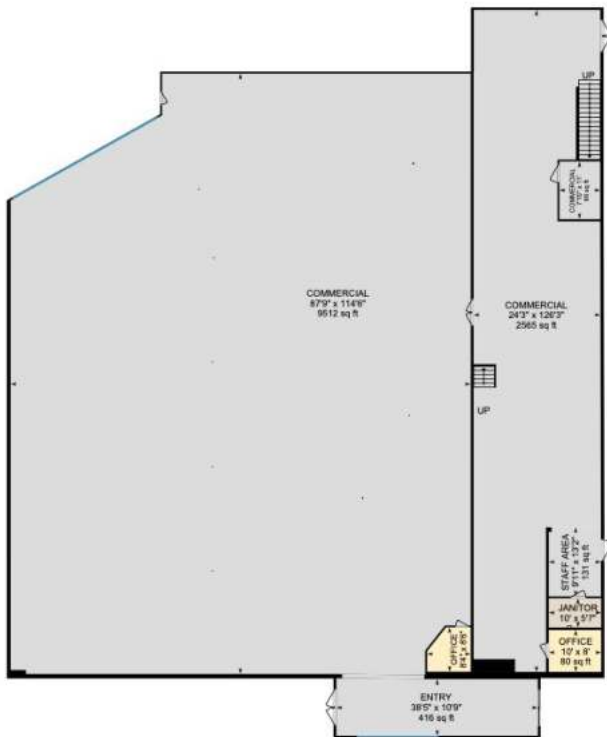
FEMA SFHA: Partially Within, AE
Panel #: 36007C0357F | Date: 02/05/2010
[Preliminary FEMA Map](#)

Natural Features

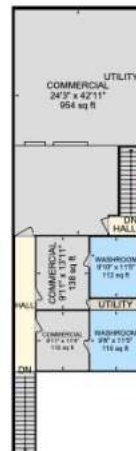
DEC Wetlands? No | NWI Wetlands? No
Watershed: Pierce Creek
Aquifer: Primary | Steep Slopes? Yes
Soil(s): Cy Cv

Rite Aid - Main Building

Main Building: Total Exterior Area Above Grade 15257.92 sq ft



Main Floor
Exterior Area 13420.61 sq ft

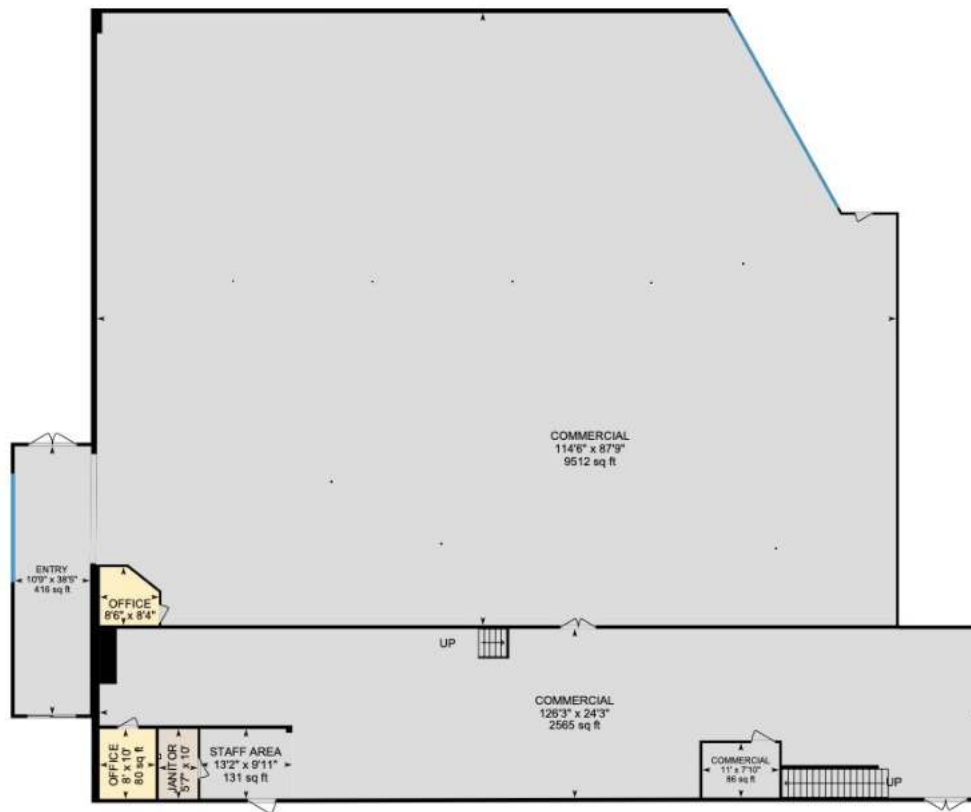


Upper Level - Loft - Mezzanine
Exterior Area 1837.31 sq ft



Rite Aid - Main Floor

Main Floor Exterior Area 13420.61 sq ft
Interior Area 13161.24 sq ft



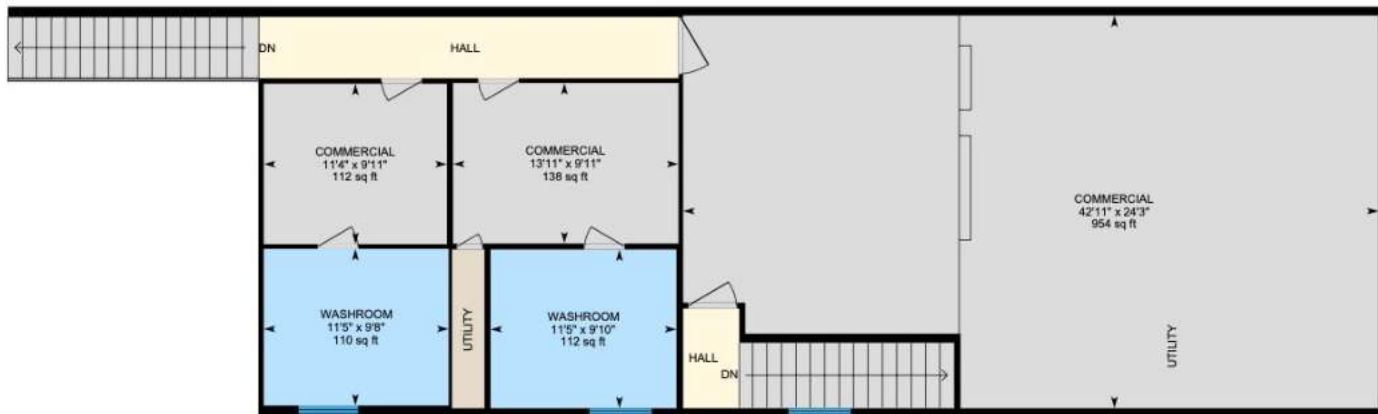
0 10 20
ft

PREPARED: 2025/05/31



Rite Aid - Upper Loft - Mezzanine

Upper Level - Loft - Mezzanine Exterior Area 1837.31 sq ft
Interior Area 1722.37 sq ft



0 6 12
ft

PREPARED: 2025/05/31



Rite Aid – Measurements

Property Details

Room Measurements

Only major rooms are listed. Some listed rooms may be excluded from total interior floor area (e.g. garage). Room dimensions are largest length and width; parts of room may be smaller. Room area is not always equal to product of length and width.

Main Building

MAIN FLOOR

Commercial: 24'3" x 126'3" | 2565 sq ft
Commercial: 87'9" x 114'6" | 9512 sq ft
Commercial: 7'10" x 11' | 86 sq ft
Entry: 38'5" x 10'9" | 416 sq ft
Janitor: 10' x 5'7"
Office: 8'4" x 8'6"
Office: 10' x 8' | 80 sq ft
Staff Area: 9'11" x 13'2" | 131 sq ft

UPPER LEVEL - LOFT - MEZZANINE

Commercial: 24'3" x 42'11" | 954 sq ft
Commercial: 9'11" x 11'4" | 112 sq ft
Commercial: 9'11" x 13'11" | 138 sq ft
Washroom: 9'10" x 11'5" | 112 sq ft
Washroom: 9'8" x 11'5" | 110 sq ft

Floor Area Information

Floor areas include footprint area of interior walls. All displayed floor areas are rounded to two decimal places. Total area is computed before rounding and may not equal to sum of displayed floor areas.

Main Building

MAIN FLOOR

Interior Area: 13161.24 sq ft
Perimeter Wall Length: 494 ft
Perimeter Wall Thickness: 6.3 in
Exterior Area: 13420.61 sq ft

UPPER LEVEL - LOFT - MEZZANINE

Interior Area: 1722.37 sq ft
Perimeter Wall Length: 219 ft
Perimeter Wall Thickness: 6.3 in
Exterior Area: 1837.31 sq ft

Total Above Grade Floor Area

Main Building Interior: 14883.61 sq ft
Main Building Exterior: 15257.92 sq ft

Plaza Notes

**AVAILABLE UPON REQUEST
WITH NON DISCLOSURE
AGREEMENT. TENANTS LEASE
TERMS AND FIGURES.**

Plaza Notes

**AVAILABLE UPON REQUEST
WITH NON DISCLOSURE
AGREEMENT. TENANTS LEASE
TERMS AND FIGURES.**

Photos – 197 Conklin Ave



Photos – 197 Conklin Ave



Photos – 197 Conklin Ave



Photos – 197 Conklin Ave



Photos – 197 Conklin Ave – Rite Aid



Photos – 197 Conklin Ave – Rite Aid



Photos – 197 Conklin Ave – Rite Aid



Photos – 185 Conklin Ave



Photos – 185 Conklin Ave



Photos – 185 Conklin Ave



Photos – 185 Conklin Ave



Photos – 12 Hall Street



Photos – 12 Hall Street



Photos - 12 Hall Street



Photos – 12 Hall Street



Photos – 12 Hall Street



Meet The Internal **Team**



John J. Maczko
Owner/Developer



Cathryn D. Maczko
Owner/Principal Broker



Jack T. Maczko
R.E. Salesperson/Manager

Contact



John J. Maczko – 607.760.2898, John@maczkorealty.com

Primary Contact



Jack T. Maczko – 607.765.7052, Jack@maczkorealty.com

Secondary Contact