

**FOR SALE – ASKING \$895,999**

# TURNKEY INVESTMENT OPPORTUNITY

## Property Highlights

- Mixed-use building and business – first time on the market in over 120 years
- Monument Company provides monuments to cemeteries, government & private clients
- Impeccable reputation in the Binghamton area as the go-to monument company for generations
- 2-story building with showroom & offices on the first floor
- 2-bedroom apartment attached, recently updated
- Package includes building, 0.30 acres, offices, large workshop, garages, apartment, all equipment & 3 commercial vehicles
- Business provides substantial cash flow
- Ample on-site parking
- Owner will train new owner for a reasonable period



## EXCLUSIVE CONTACT

**First Name Last Name**  
**Real Estate Salesperson**  
+1 607 754 5990  
name@pyramidbrokerage.com

**First Name Last Name**  
**Real Estate Salesperson**  
+1 607 754 5990  
name@pyramidbrokerage.com

84 Court Street, Third Floor  
Binghamton, New York 13901  
+1 607 754 5990  
**pyramidbrokerage.com**



**CUSHMAN &  
WAKEFIELD**

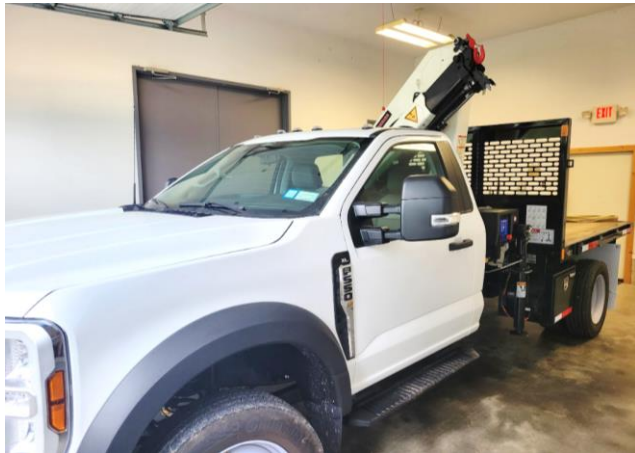
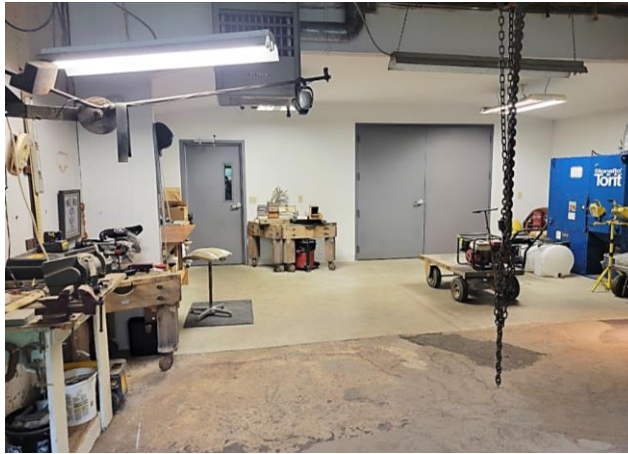


**Pyramid Brokerage  
Company**

**103 Burbank Avenue  
Johnson City, NY**









**CUSHMAN &  
WAKEFIELD**



**Pyramid Brokerage  
Company**

**103 Burbank Avenue  
Johnson City, NY**





