OFFERING MEMORANDUM

The Knoll

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Corning, NY 14830

PRESENTED BY:

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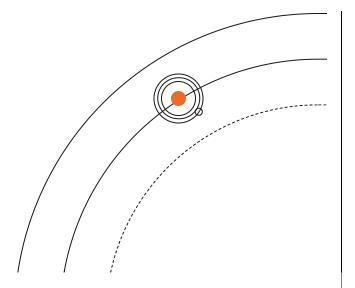
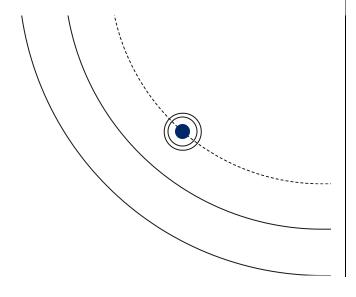


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DISCLAIMER

The material contained in this Offering Brochure is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Brochure. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Brochure must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Brochure may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Brochure, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Brochure 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 Offering Brochure 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.

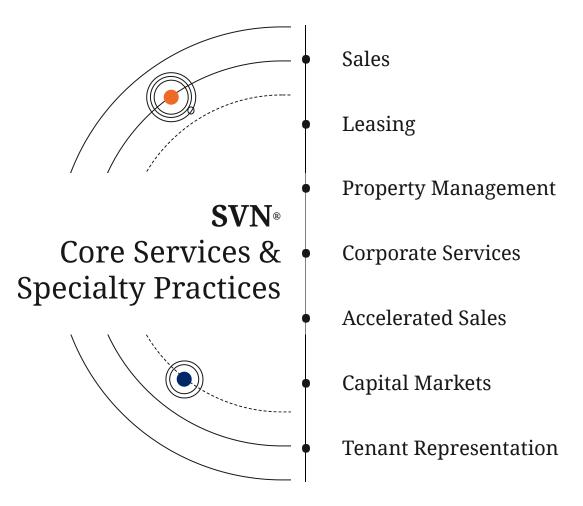
To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.





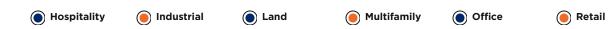
SVN CORE SERVICES & SPECIALTY PRACTICES

THE SVN ORGANIZATION is comprised of over 2,000 commercial real estate Advisors and staff, in more offices in the United States than any other commercial real estate firm and continues to expand across the globe. We believe in the power of collective strength to accelerate growth in commercial real estate. Our global coverage and amplified outreach to traditional, cross-market, and emerging buyers and tenants allows us to drive outsized success for our clients, our colleagues, and our communities. This is our unique Shared Value Network and just one of the many ways that SVN Advisors build lasting connections, create superior wealth for our clients, and prosper together.



Our SVN® Specialty Practices are supported by our various Product Councils that give SVN Advisors the opportunity to network, share expertise and create opportunities with colleagues who work within similar property sectors around the world to sell your asset.

SPECIALTY PRACTICES



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Special Purpose

SVN® marketing strategy

CUSTOM MARKETING STRATEGY MEETS MULTIPLE MEDIA CHANNELS TO

Maximize the value of your property

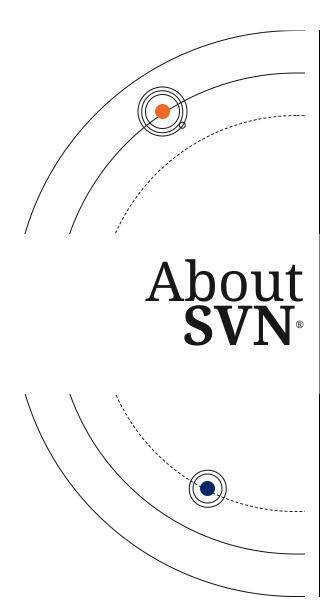


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ABOUT SVN



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.

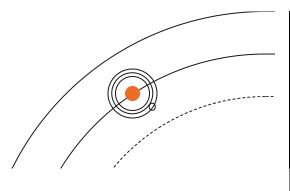
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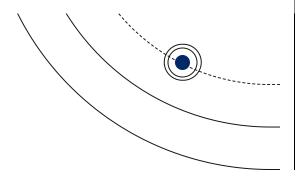
SVN® ADVISORS SHARE FEES BECAUSE IT CREATES MORE DEMAND AND SUPERIOR VALUE FOR OUR CLIENTS.

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

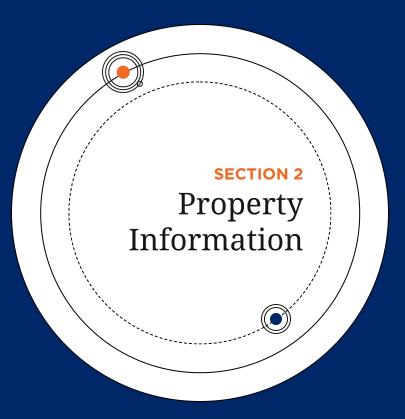
Marketing a property to the widest possible audience increases the price for an owner. This is how SVN Advisors operate – we share fees and build trust, driving outsized success for our clients and our colleagues.

Visit syn.com to find out more.

*Peter Froberg and Viroj Jienwatcharamongkhol, Cooperation in Commercial

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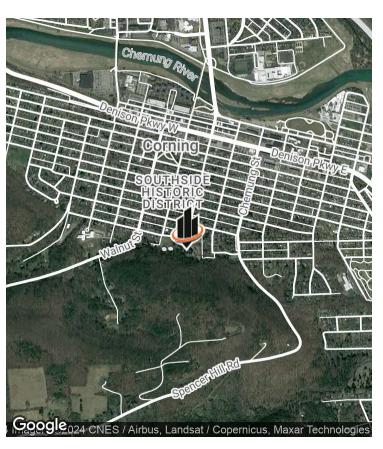


PROPERTY SUMMARY





SALE PRICE:	\$1,500,000
LOT SIZE:	5.41 Acres
BUILDING SIZE:	13,673 SF



PROPERTY DESCRIPTION

Once the largest residence in Corning, NY and formerly owned by the Houghton Family, The Knoll is a landmark property on Southside Hill offering sweeping views of the city. This historic estate, featuring 22 rooms, 14 bedrooms, and 11 bathrooms, has been beautifully updated with modern amenities including central air, three-phase electric, and 14 fireplaces—many converted to gas.

With its unique character and ideal location near the Corning Museum of Glass, this property is perfectly suited for a variety of uses such as a boutique hotel, event venue, upscale restaurant, or corporate headquarters. The impressive 30' \times 26' library, three-bay garage, and dedicated room for President Eisenhower add to its distinct appeal.

This is a rare opportunity to acquire a property with both historical significance and commercial potential.

PROPERTY HIGHLIGHTS

- Prime Location: Situated on Southside Hill with stunning city views, minutes from the Corning Museum of Glass and top amenities.
- Spacious & Versatile Layout: 22 rooms, including 14 bedrooms and 11 bathrooms, offering exceptional flexibility and comfort.
- Historic Build & Timeless Charm: Constructed in 1916 using locally sourced bricks from Corning, featuring 14 fireplaces that add warmth and historic elegance.
- Versatile Use Potential: Ideal for a boutique hotel, event venue, upscale restaurant, or corporate headquarters.

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LOCATION DESCRIPTION

Positioned on Corning's scenic Southside Hill, this property offers commanding views of the city. Located near prominent landmarks such as Corning Incorporated, Elmira College, and the Corning Museum of Glass, it provides an ideal setting for business growth.

With easy access to major roadways and transportation hubs, this area presents a strategic opportunity for future commercial development in a thriving community.

COMPLETE HIGHLIGHTS







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ADDITIONAL PHOTOS















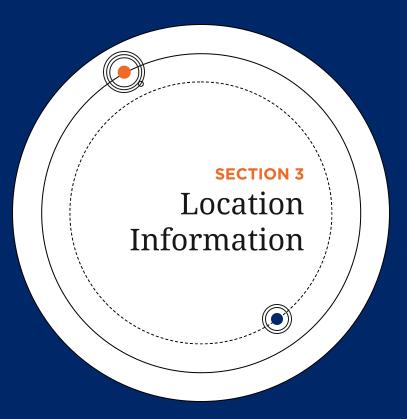






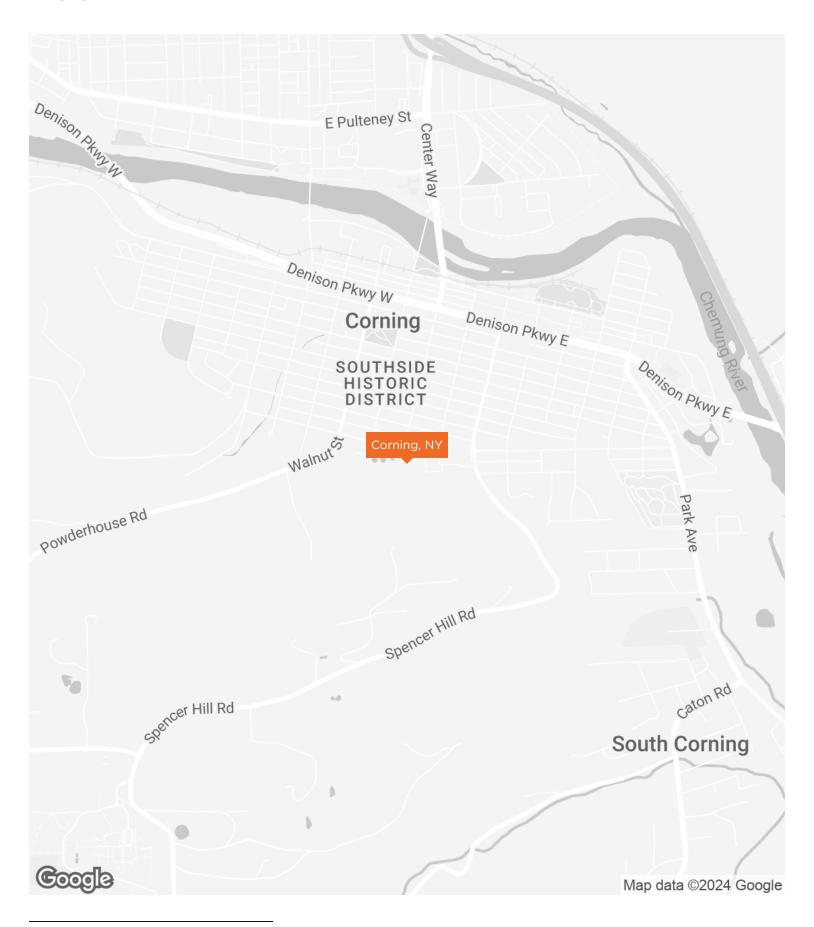




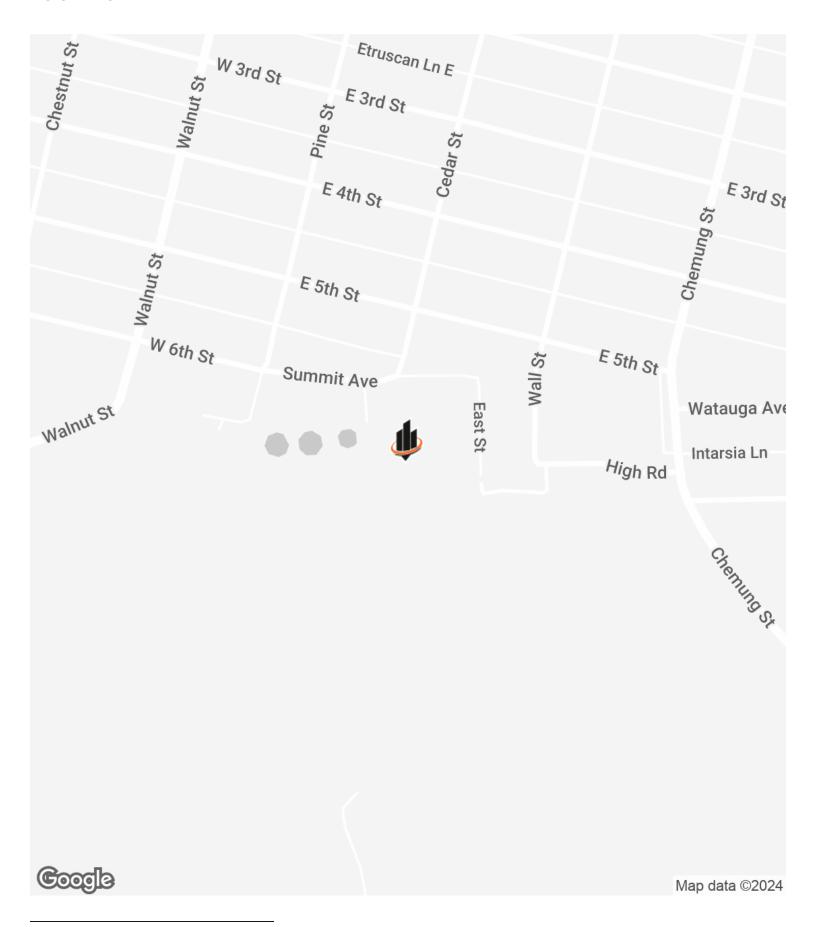




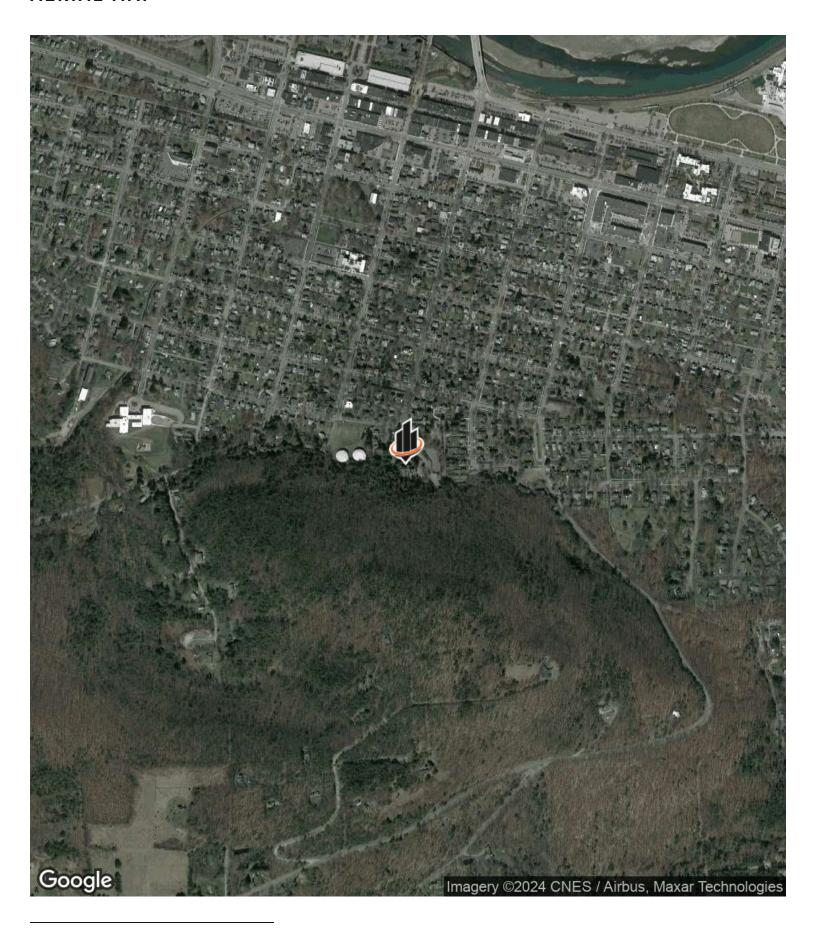
REGIONAL MAP

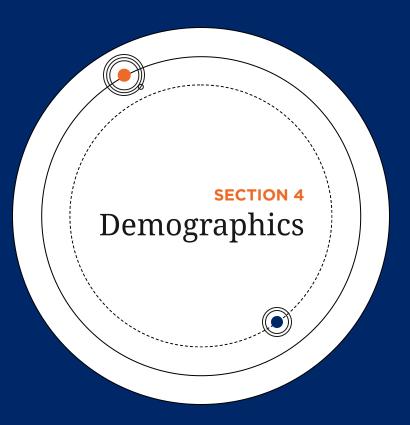


LOCATION MAP



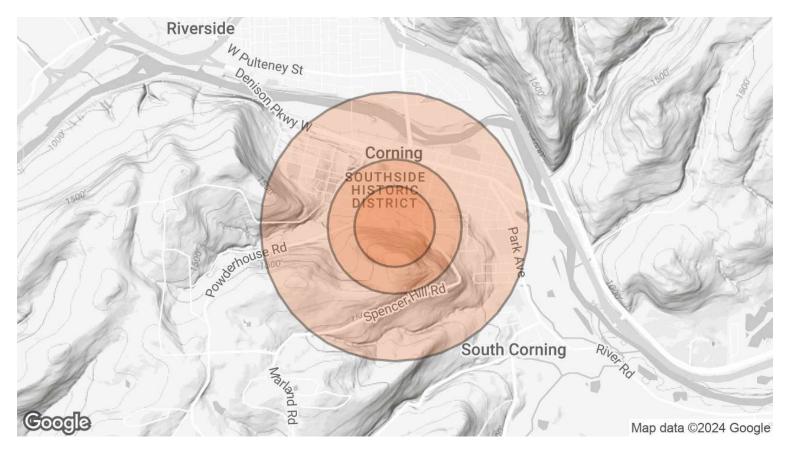
AERIAL MAP







DEMOGRAPHICS MAP & REPORT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	676	2,318	5,770
AVERAGE AGE	40	40	41
AVERAGE AGE (MALE)	39	39	40
AVERAGE AGE (FEMALE)	40	41	42
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	299	1,045	2,738
# OF PERSONS PER HH	2.3	2.2	2.1
AVERAGE HH INCOME	\$119,014	\$116,734	\$104,750
AVERAGE HOUSE VALUE			

Demographics data derived from AlphaMap





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

520 Columbia Dr. Suite 103 Johnson City, NY 13790

ADVISOR BIO 2



ANGELA MARTINEZ

Managing Director

angela.martinez@svn.com

Direct: 607.651.3976 | Cell: 607.651.3976

NY #10401348593

PROFESSIONAL BACKGROUND

Meet Angela, a dynamic commercial real estate agent who seamlessly blends her 22 years of experience as an educator with her passion for guiding clients through successful buying and selling experiences. Armed with a deep understanding of human behavior and effective communication strategies, Angela elevates the real estate journey to new heights.

Drawing upon her extensive educational background, Angela brings a unique perspective to the realm of commercial real estate. Her years spent in the classroom have honed her ability to connect with people, truly understand their goals, and develop tailored strategies to meet their needs.

Whether you are a buyer seeking the perfect investment opportunity or a seller aiming to maximize your property's value, Angela's guidance and expertise will ensure that your goals are not only met but exceeded. With Angela by your side, you can embark on your commercial real estate journey with unwavering confidence.

EDUCATION

BA 1998 Arizona State University Masters 2003 Binghamton State University Licensed Real Estate Salesperson 2020

MEMBERSHIPS

NYSCAR CCIM (in process)

> **SVN | Innovative Commercial Advisors** 520 Columbia Dr. Suite 103

Johnson City, NY 13790