

COMMERCIAL BUILDING FOR SALE OR LEASE

PRICE \$1,350,000

PRIVATE FINANCING OPTION TO QUALIFIED BUYERS WITH 80% LTV

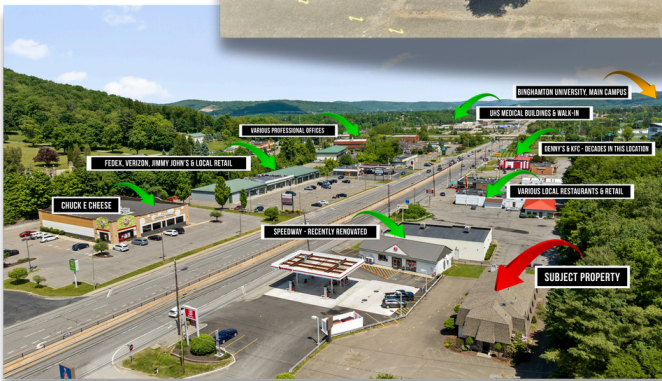
**PRIME LOCATION: HALF A BLOCK TO BINGHAMTON UNIVERSITY,
NAMED A TOP 10 "PUBLIC IVY" BY FORBES
~20,000 STUDENTS & FACULTY**

VESTAL PARKWAY VISIBILITY - COMMERCIAL CORRIDOR

TRAFFIC COUNT: ~24,000 VEHICLES/DAY

QUALITY BUILDING: 5,000 SQ FT, 2-STORY, SPLIT-LEVEL

1/2 ACRE - C1 ZONING - 28 SURFACE PARKING SPACES




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