

FOR SALE OR LEASE

PRICE & TAXES (2025-2026 REDUCED)

Property Highlights

- The offering includes 8,269 square feet of attractive finished office space, upgraded to Class A medical space in 2012 with parking for 86 vehicles.
- The property is for sale or for lease with two floors of offices available for immediate occupancy upon purchase or lease – a total of 5,513 square feet.
- The upper floor - 2,756 square feet - is leased by a medical practice for a term of two years, offering substantial income to a purchaser.
- The property is conveniently located on Hooper Road a commuter artery in Endwell, one of the highest income districts in Broome County, with zoning limited to professional and health related uses.
- Access to parking for the office building is facilitated by cross-easements with the adjacent veterinary office.
- The vacancy rate for comparable Class A office space in the Binghamton market is only 2.5%. This is extremely low availability compared to national statistics.



EXCLUSIVE CONTACT

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Company**

**333 Hooper Road
Endwell, NY**

DETAILS

ADDRESS	333 Hooper Road, Endwell NY 13760
TAX ID	142.13-6-8.1
LOT SIZE	2.24 acres
BUILDING SIZE	Approximately 8,269 square feet of finished area on three floors
YEAR BUILT	1977
RENOVATED	Extensive renovations to Class A medical space in 2012
ZONING	Commercial Office
PARKING	86 plus parking spaces, front and rear
ELEVATOR	1,400-pound, 8 person Savaria elevator serving all three floors
STRUCTURE	Wood framing with EFIS exterior walls and concrete slab
ROOF	EPDM rubber membrane
HVAC	Fully air conditioned with GFHA heat; each floor separately metered
ELECTRIC	240 volt, three phase service, each floor separately metered



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Lease

The lease of the third floor only – 2,756 square feet – is an extension of an initial five-year lease of the entire building.

The term of the lease extension to SDG Management Company for medical office use is for 2 years beginning October 1, 2024 and ending September 30, 2026.

Base rent for the extension is \$28.00 per square foot or \$77,168 annually. As additional rent, tenant is responsible for janitorial, utilities and security systems within the leased premises, as well as liability insurance and insurance of tenant's property. Tenant is also responsible for one-third of common area costs.

Property Price & Taxes

The full value assessment of the property computes to \$1,125,000 at a preliminary equalization rate of 2.78% (Town of Union). 2025-2026 taxes estimated at \$33,000 less than \$4.00/sf.

Asking price for sale is \$1,250,000

Asking rent for floors one & two – 5,513 square feet – is \$14.00/sf NNN



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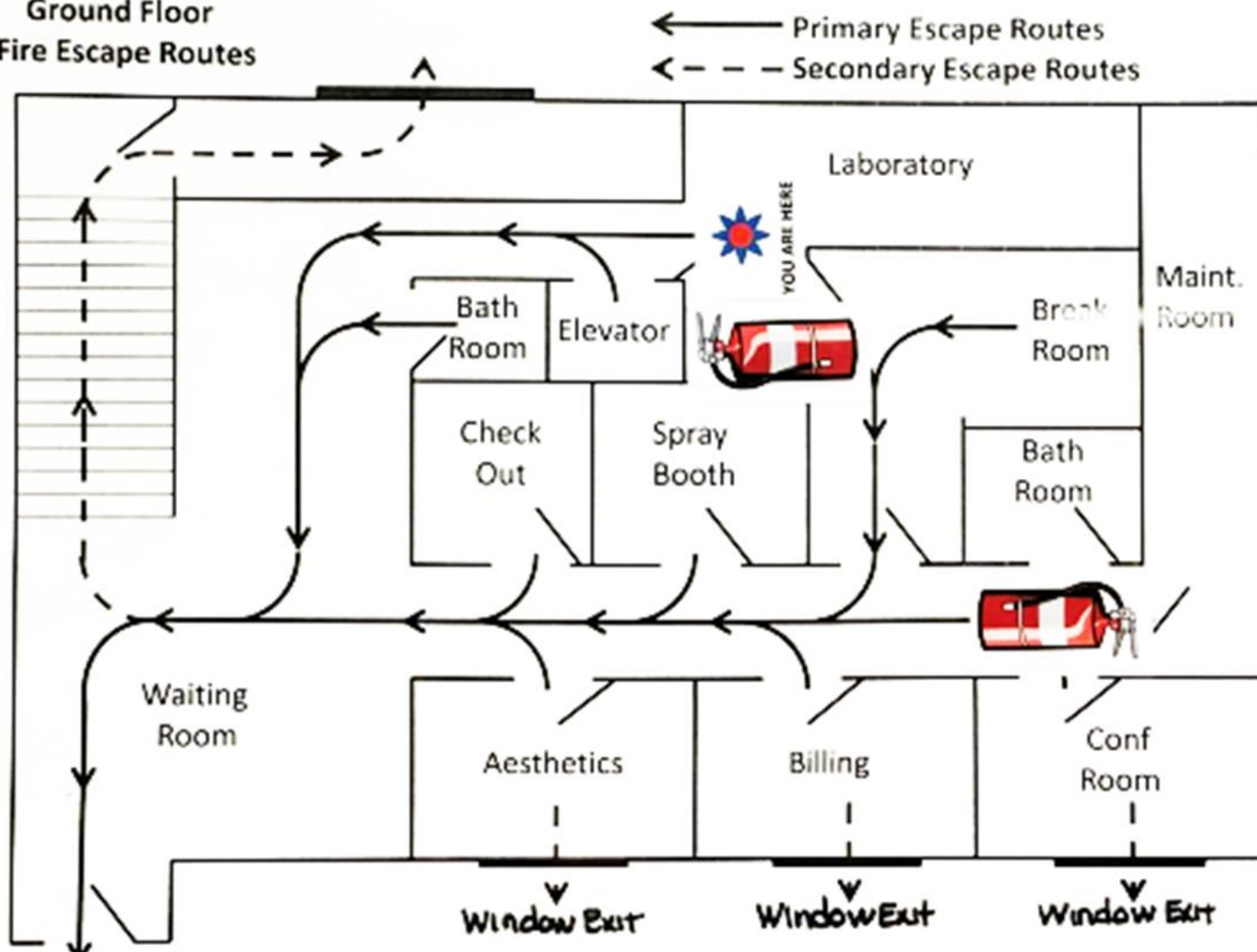
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Ground Floor Fire Escape Routes



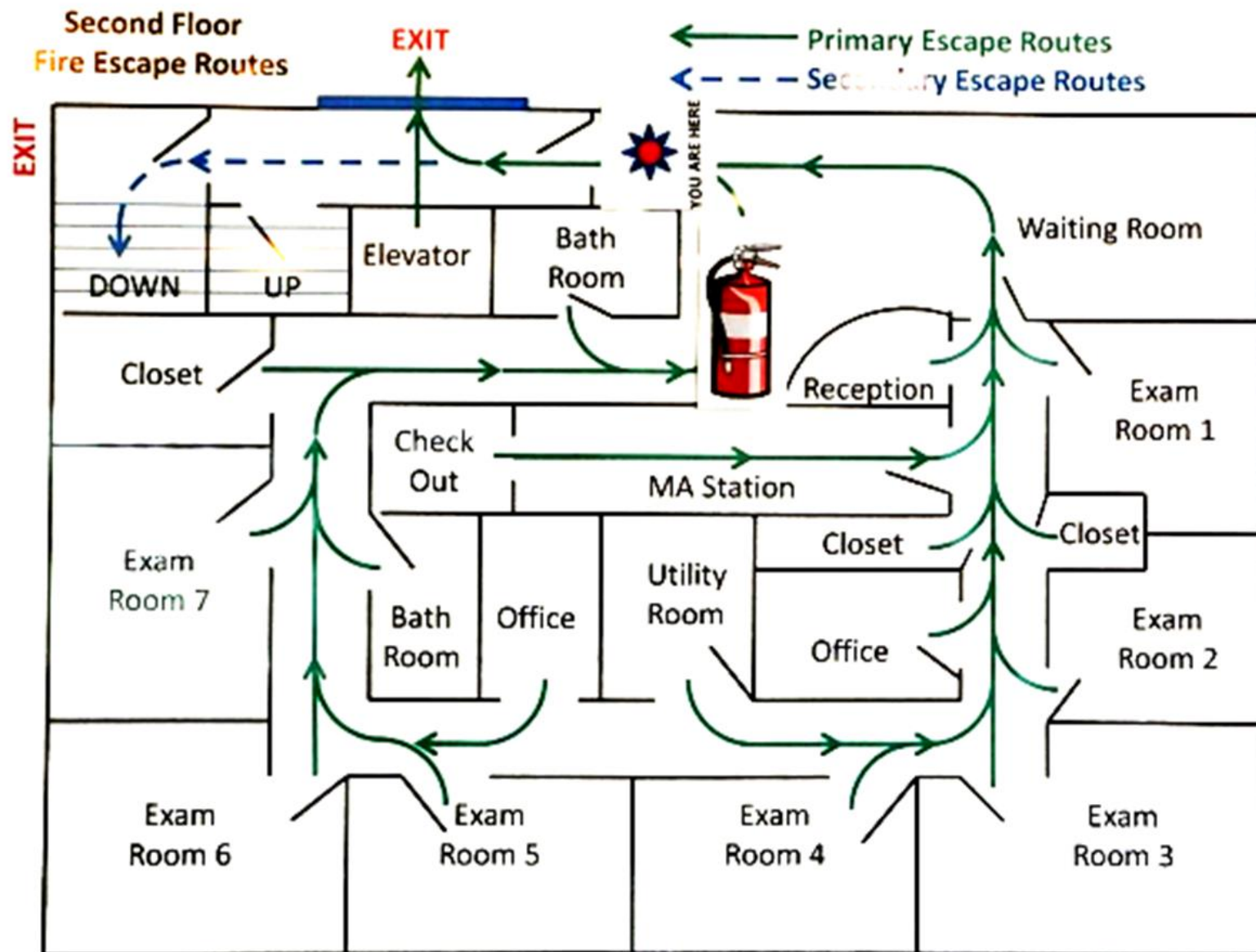


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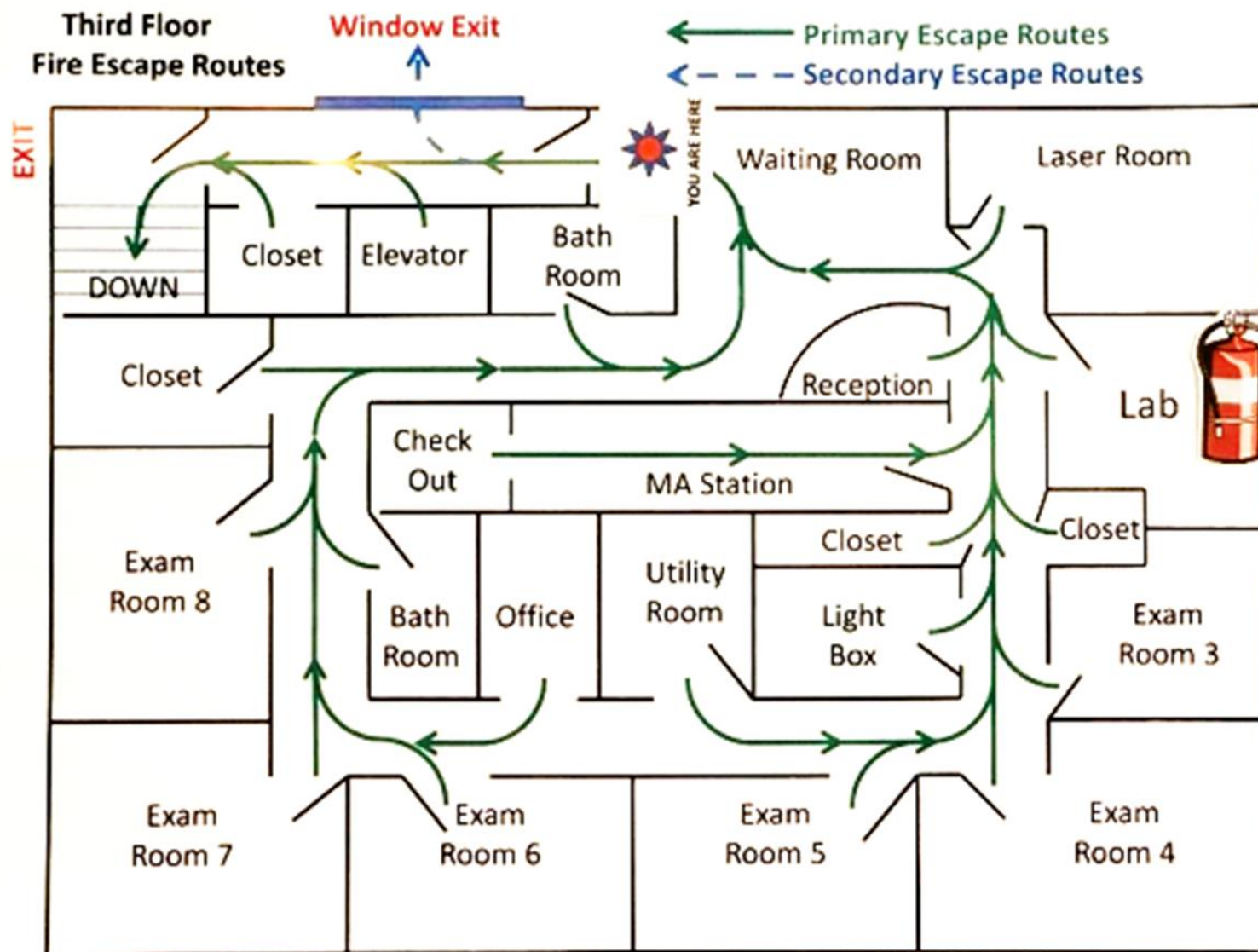


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Demographic Summary

333 Hooper Road, Endwell

KEY FACTS

48,087

Population



20,585

Households

42.0

Median Age

\$52,182

Median Disposable Income

EDUCATION

7.2%

No High
School
Diploma



27.3%

High School
Graduate



28.3%

Some College/
Associate's
Degree



37.1%

Bachelor's/Grad/ Prof
Degree

INCOME



\$63,174

Median Household
Income



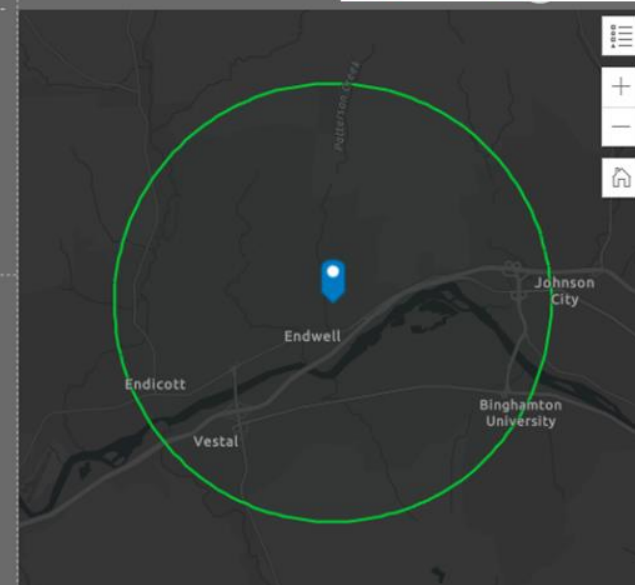
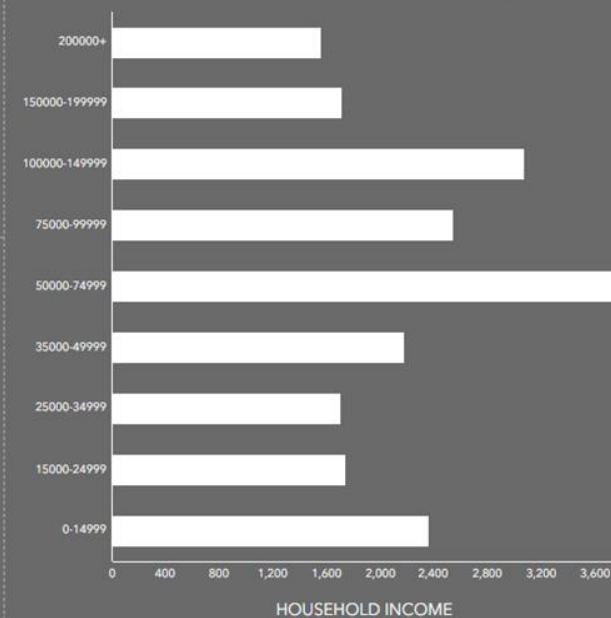
\$39,848

Per Capita
Income



\$145,809

Median Net
Worth



EMPLOYMENT



White Collar



Blue Collar



Services

70.4%

15.2%

19.6%

4.3%

Unemployment
Rate