

SALE

102-106 W. Main Street Endicott, NY

PRESENTED BY:

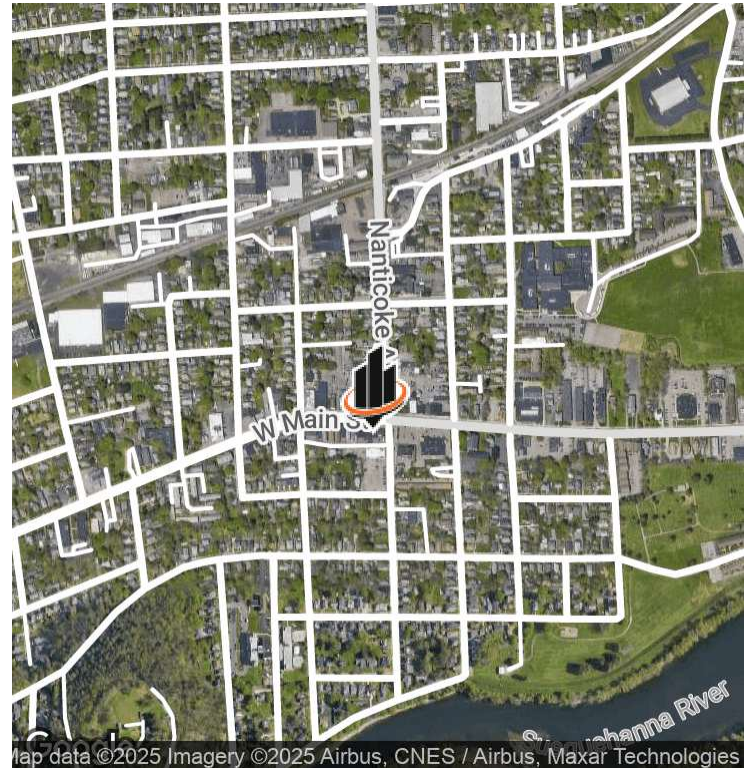
SCOTT WARREN, CCIM

O: 607.621.0439

scott.warren@svn.com



PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$479,000
LOT SIZE:	0.87 Acres
BUILDING SIZE:	9,144 SF

PROPERTY DESCRIPTION

This well-maintained 8-unit mixed-use building is available in the heart of Endicott, NY, the birthplace of IBM and Endicott Johnson Shoes. Located at a busy traffic-light corner on W Main Street and Nanticoke Rd, this property offers high visibility with a daily traffic count of 23,459.

The building features 6 one-bedroom units and 2 leased commercial spaces, providing strong income potential. With nearby attractions like the Cider Mill, McCoy's Chophouse, and George W. Johnson Park, and a walkability score of 72, this is an excellent investment in a rapidly growing market. Municipal Electric Zone!

PROPERTY HIGHLIGHTS

- High traffic corner location
- Average daily traffic count 24,359
- Excellent location directly on Main St at an intersection with a State Highway
- New AC Unit for Commercial space

SCOTT WARREN, CCIM

O: 607.621.0439

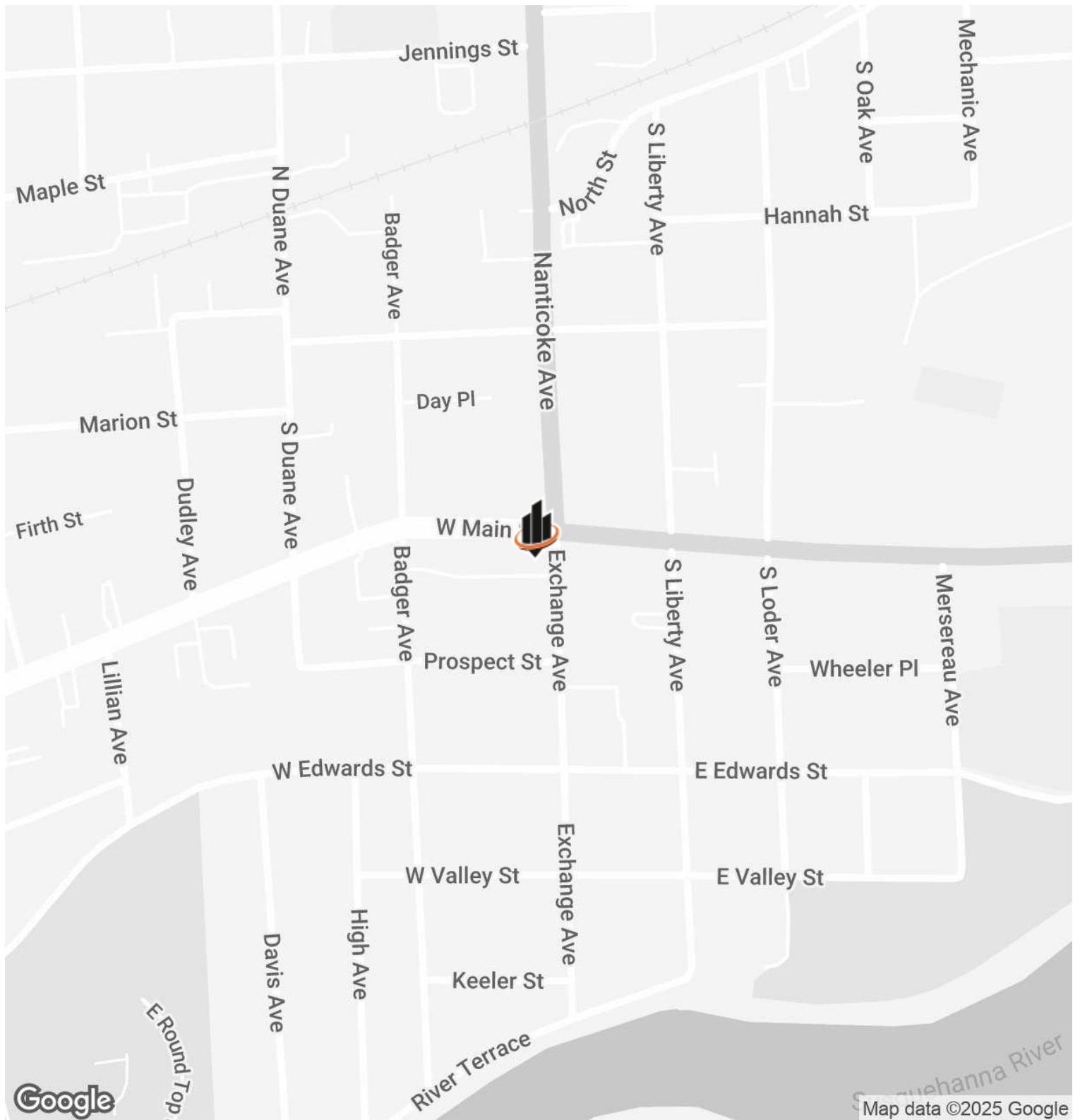
scott.warren@svn.com

ADDITIONAL PHOTOS



SCOTT WARREN, CCIM
O: 607.621.0439
scott.warren@svn.com

LOCATION MAP



SCOTT WARREN, CCIM

O: 607.621.0439

scott.warren@svn.com