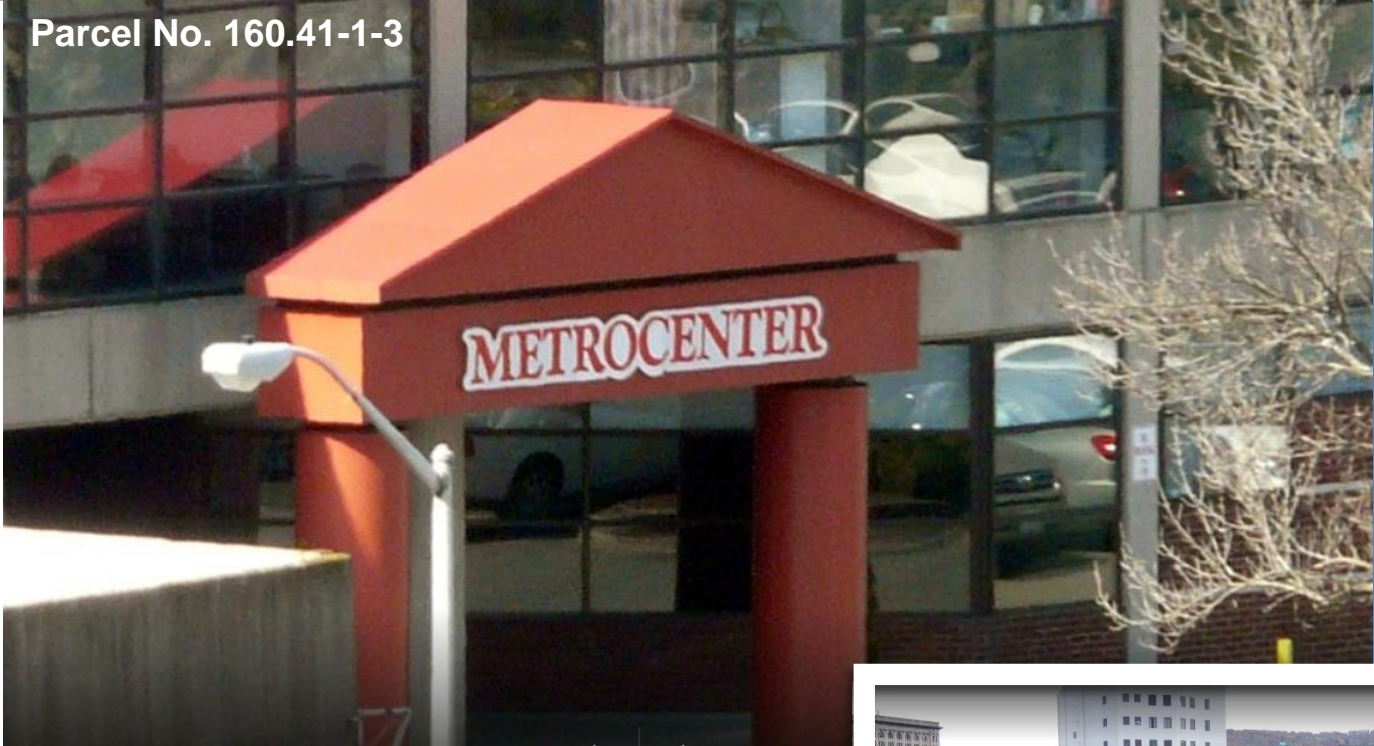


FOR SALE

Office Complex with Parking Lot Metrocenter, 49 Court Street Binghamton, NY 13901

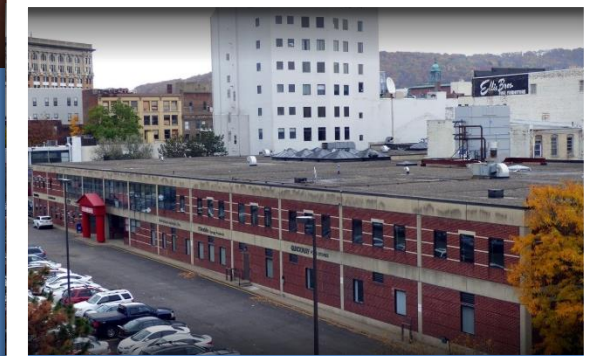
Parcel No. 160.41-1-3



PROPERTY HIGHLIGHTS

Commercial Office Building:

- 97,672 SF on 3.90 AC.
- Two Stories.
- 116,836 SF.
- Centrally Located in Downtown Binghamton.
- 150 Parking Spaces (1.54 Spaces per 1,000 SF).
- One block from Main St.
- Easy access to State Route 86.
- Direct ADT of over 3,000 vehicles and adjacent ADT of over 20,500.
- Priced at \$8,800,000.



Marchuska Productions, LLC
408 Commerce Road, Vestal, NY 13850
607-343-3232

justin.marchusk@marchuskabrothers.com