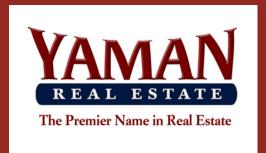
PRICE REDUCED

2870 NYS ROUTE 11, WHITNEY POINT, NY 13862

Offered at \$365,000













BILL LIDELL LIC. RE SALESPERSON

607-237-7471

blidell@yaman.com

2670 Main Street, Whitney Point, NY 13862

Property features:



5,642 Sq Ft



1.24 Acres

Property 360 Property View

2870 NYS Rte. 11, WHITNEY POINT, New York 13862

Property

FOR AGENT USE ONLY

TX M N MLS#: 307596 Address: 2870 NYS Rte. 11 List Price: \$365,000 Town: Triangle City/Vill: WHITNEY POINT NY 13862 Sch Dist: Whitney Point County: Broome List Type: Exclusive Right To Sell Type: Commercial Other Uses: Status: Active

THE REPORT AND THE PARTY AND T

Classification: Other
Construction: Other
Stories:
Sign: Yes
Adv Board Media: Yes

Type Sale/Lease: Sale \$/SqFt Lease: Buildings: 2
Docks:
Column Span:

Heat Sys:
Cooling:
Restrooms:

Water: METER AT SITE-PUBLIC
Sewer: PUBLIC

Utilities at Site: ELECTRICITY, PROPANE TANK RENTED, SEPARATE METERS

Parking Spaces: 20
Total Fin Area: 5,642
Approx Year Built: 1970
Lot Size: 1.24 acres
Lot Size Dimensions:

EXPENSES

Vacancy: Management: Taxes: Insurance: Maintenance: Heat: Electricity: Gas: Water/Sewer: Other:

Total Year Expenses: Expense Year:

INCOME

Gross Opr Income:

Net Opr Income:

Cap Rate%:

Documents on File: AERIAL PHOTO, ANNUAL OPERATING DATA

OTHER FEATURES

Road Frontage: CITY/VILLAGE, COUNTY/TOWN, INTERSTATE

Road Surface: BLACKTOP

Ceiling Height:

Floor: Roof:

Miscellaneous:

Circuit Breaker: Fuses: Amps: Volts:

Tenant Paid: Landlord Paid:

Lease and/or Mineral Rights Convey: Yes

Oil/Gas Lease: No

TAX INFORMATION

Parcel Number:

Tax Map: 028.13-1-30.121 Land/Total Assessment: \$211,000/235,000

Total Taxes: \$10,145 Zoning: Commercial/IrDeed Restrict: No

Area: Area 01

Public Here is your chance to own a commercial lot right on Rte. 11 in Whitney Point! Property features a corner lot with 120 feet of Remarks: road frontage on Rte. 11 and additional road frontage on River Rd. Perfect for a business! Also features an existing 2 family building with space for additional 3rd apartment, and 3 mobile home sites! Plenty of opportunity for value adding!

Private Please call Bill Lidell at 607-237-7471 for a showing! Financial information and occupancy information available.

Remarks:

Seller Concession YN:
Special Financing: None
Seller: OWNER Lockbox #:
Show Inst: Call listing agent

Directions: I81 South to exit 8, to Route 11N. Property is next to and behind the

Scoop ice cream store.

List Date: 12/08/2020 DOM: 1,448

Exp Date: 12/07/2025

Attribution Contact

Possess:
Contingent:
Listing Firm: (7520) YAMAN REAL ESTAT

Listing Firm: (7520) YAMAN REAL ESTATE Phone: 607-423-1369 Broker Lic#:

Listing Agent: (4987) William Lidell Phone: 607-237-7471 Agent Lic#: 10401332775

Co-Listing Agent: Phone:

BILL LIDELL

LIC. RE SALESPERSON



y name is Bill Lidell. During my first 2 years in business as a Licensed Real Estate Salesperson I have covered a breadth of work with over 50 sales totaling over \$9 million! This includes residential, commercial, and land sales! As a lifelong member of the Whitney Point and Greater Binghamton Community. I am here to help people achieve their goals in Real Estate! My work ethic is backed by honesty and integrity! Looking to buy, sell, rent, lease, or invest? No matter the situation I am here to provide guidance throughout the real estate process.



2670 Main Street, Whitney Point, NY

WWW.YAMAN.COM