

PRICE REDUCED

**2870 NYS ROUTE 11,
WHITNEY POINT, NY 13862**


Offered at \$365,000

YAMAN
REAL ESTATE
The Premier Name in Real Estate




Property features:


 5,642 Sq Ft

 1.24 Acres

BILL LIDELL
LIC. RE SALESPERSON

 607-237-7471

 blidell@yaman.com

 2670 Main Street,
Whitney Point, NY 13862



Property 360 Property View

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

Property

FOR AGENT USE ONLY



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

	Classification: Other Construction: Other Stories: Sign: Yes Adv Board Media: Yes	Type Sale/Lease: Sale \$/SqFt Lease: SqFt Lease: Buildings: 2 Docks: Column Span:
	Heat Sys: Cooling: Water: METER AT SITE-PUBLIC Sewer: PUBLIC Utilities at Site: ELECTRICITY, PROPANE TANK RENTED, SEPARATE METERS	Bays: Restrooms: Parking Spaces: 20 Total Fin Area: 5,642 Approx Year Built: 1970 Lot Size: 1.24 acres Lot Size Dimensions:

EXPENSES	Management:	Taxes:	Insurance:	Maintenance:
Vacancy:	Electricity:	Gas:	Water/Sewer:	Other:
Heat:		Expense Year:		
Total Year Expenses:				

INCOME	Income Year:
Gross Opr Income:	Cap Rate%:
Net Opr Income:	

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/Industrial **Deed Restrict:** No
Area: Area 01

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

Seller Concession YN: Special Financing: None	Owner: Manasse Seller: OWNER 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.	Owner Ph: Lockbox #:
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List Date: 12/08/2020 DOM: 1,448 Exp Date: 12/07/2025 Possess: Contingent:	
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Listing Firm: (7520) YAMAN REAL ESTATE Listing Agent: (4987) William Lidell Co-Listing Agent: Attribution Contact	Phone: 607-423-1369 Phone: 607-237-7471 Phone:	Broker Lic#: Agent Lic#: 10401332775
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BILL LIDELL

LIC. RE SALESPERSON



BILL LIDELL

My 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

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