



MLS#: 333584 **Address:** 55 Broad AVE **Town:** Binghamton **List Price:** \$170,000
County: Broome **City/Vill:** BINGHAMTON NY 13904 **Sch Dist:** Binghamton
Type: MultiFamily **Elm Sch:** Calvin Coolidge **Other Uses:** None
Status: Active



Property Subtype: **Triplex**
 Style: **Three Family**
 Garages: **3**
 Exterior: **Vinyl**
 Sign: **No**

Bedrooms: **4**
 Color: **Tan**
 # Units Unfurnished: **3**
 # Units Furnished: **0**
 # Units: **3**
 Gross Yr Rent:
 Other Income:

Fuel: **GAS**
 Heat Sys: **HOT WATER BASEBOARD**
 Cooling: **NONE**
 Water Htr: **GAS**
 Water: **PUBLIC**
 Sewer: **PUBLIC**
 Foundation: **BASEMENT-FULL**

Fin Above Grade: **2,192**
 Fin Below Grade: **0.00**
 Fin Other: **0.00**
 Total Fin Area: **2,192**
 Approx Year Built: **1930**
 Lot Size: **0.14 acres**
 Lot Dimensions: **50x120**

Area: **Area 03**
 Subdiv:

BEDS	BATHS	HBATHS	TOT RMS	RENT/MTH
1	1	0	3	\$900
1	1	0	3	\$700
2	1	0	6	\$1,075

Expenses

Vacancy:
 Management:
 Taxes: **\$3,907**
 Insurance: **\$2,000**
 Gas: **0.00**
 Electric: **\$0**
 Heat: **\$0**
 Maintenance:
 Water/Sewer: **\$1,800**
 Other/Garbage:

Total Yr Exp:
 Gross Opr Income:
 Yr Opr Expense:
 Net Opr Income:
 Cap Rate %:

Elec Meters: **2** # Gas Meters: **3** # Water Meters: **1** Circuit Breakers: Fuses: Amps: Volts:

Other Features

Lot Description: **LEVEL TO SLOPING IN REAR**
 Garage/Parking: **GARAGE TRIPLE DETACHED, SHARED DRIVEWAY**
 Exterior Feat: **CABLE AVAILABLE, COVERED PORCH, SOME STORM DOORS, SOME STORM WINDOWS**
 Appliances:
 Spec. Features:
 Floors: **CARPET/VINYL/HARDWOOD**
 To Remain: **CARBON MONOXIDE DETECTOR, SMOKE DETECTORS**

Tax Information

Parcel Number: **030200-145-069-0003-018-000-0000**
 Tax Map: **145.69-3-18** Tax Assess: **\$60,000** Total Taxes: **\$3,907**
 Zoning: **Mult** Deed Restrict: Assoc/Maint Fee:

Remarks: **Good three-family with long term tenants. Three-car detached garage can easily provide extra rental income. Convenient location and within walking distance to parks, school, shops, and restaurants. On city bus route. Tenants are month to month.**

Directions: **Robinson Street to Broad Ave**

Listing Agency: **EXIT REALTY HOMEWARD BOUND**
 Listing Agent: **John J. Farrell**