



Offering Memorandum



71 Main St.

BINGHAMTON, NY 13905

PRESENTED BY:

SCOTT WARREN, CCIM, CIREC

O: 607.203.1826

scott.warren@svn.com

NY #10491212432

TABLE OF CONTENTS

THE TEAM	3
Meet The Team	4
PROPERTY INFORMATION	5
Property Summary	6
Property Highlights	7
Property Photos	8
LOCATION INFORMATION	9
Location Description	10
Regional Map	11
Retailer Map	12
DEMOGRAPHICS	13
Demographics Map & Report	14
The SVN Brand	15
The Shared Value Network®	16
Marketing Platform	17
Disclaimer	18





The Team

MEET THE TEAM



Scott Warren, CCIM, CIREC

O: 607.203.1826

scott.warren@svn.com

NY #10491212432

A photograph of a two-story red brick Victorian house. The house features a prominent front porch with ornate white columns and a decorative railing. The roof is dark with a central dormer window and decorative ironwork along the ridge. The house is surrounded by a lawn with fallen leaves, and a sidewalk runs in front of it. A dark grey banner with the text "Property Information" is overlaid on the lower portion of the image.

Property Information

PROPERTY SUMMARY

71 MAIN ST

BINGHAMTON, NY 13905

OFFERING SUMMARY

SALE PRICE:	\$685,000
BUILDING SIZE:	10,472 SF
LOT SIZE:	0.48 Acres
PRICE / SF:	\$65.41

PROPERTY SUMMARY

71 Main Street is a 10,472 SF Colonial-style property offering strong visibility and walkability within Binghamton. Located near downtown and the Court Street Bridge, the property benefits from a walk score of 82 and daily traffic counts of approximately 17,127 vehicles. Recent zoning updates allow for a variety of uses including student housing, professional offices, boutique hospitality, or private event space. The building features original woodwork, five fireplaces, multiple bathrooms, and a flexible layout suited for adaptive reuse. Two existing residential units provide added income potential. The site also includes a detached brick carriage house, a four-car garage, and approximately 22 on-site parking spaces. Owner financing is available to qualified buyers at a below-market 4% interest rate with flexible terms and 20% down.



PROPERTY HIGHLIGHTS

- Prime Main St location, walkable to Downtown Binghamton.
- Features rich woodwork, 5 fireplaces, and multiple bathrooms.
- Includes a 1-bed and 3-bed apartment, plus a detached carriage house.
- Zoned for Student Housing with great redevelopment potential.
- Owner financing at 4.75% with flexible terms and 20% down.



PRIME LOCATION



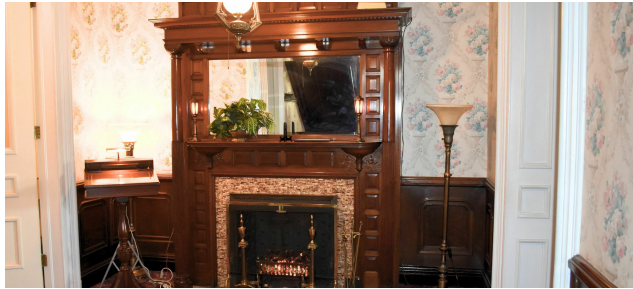
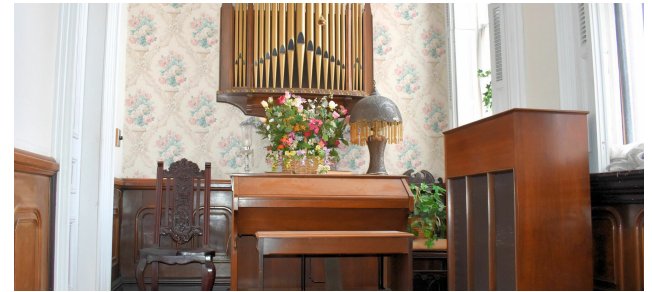
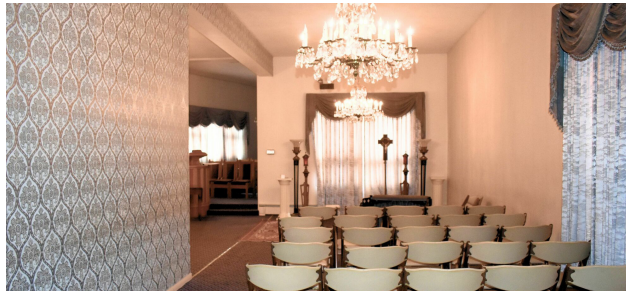
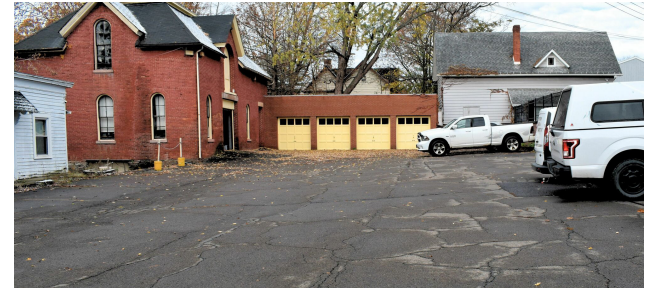
**OWNER FINANCING
AVAILABLE**



**STUDENT HOUSING
ZONING**



PROPERTY PHOTOS



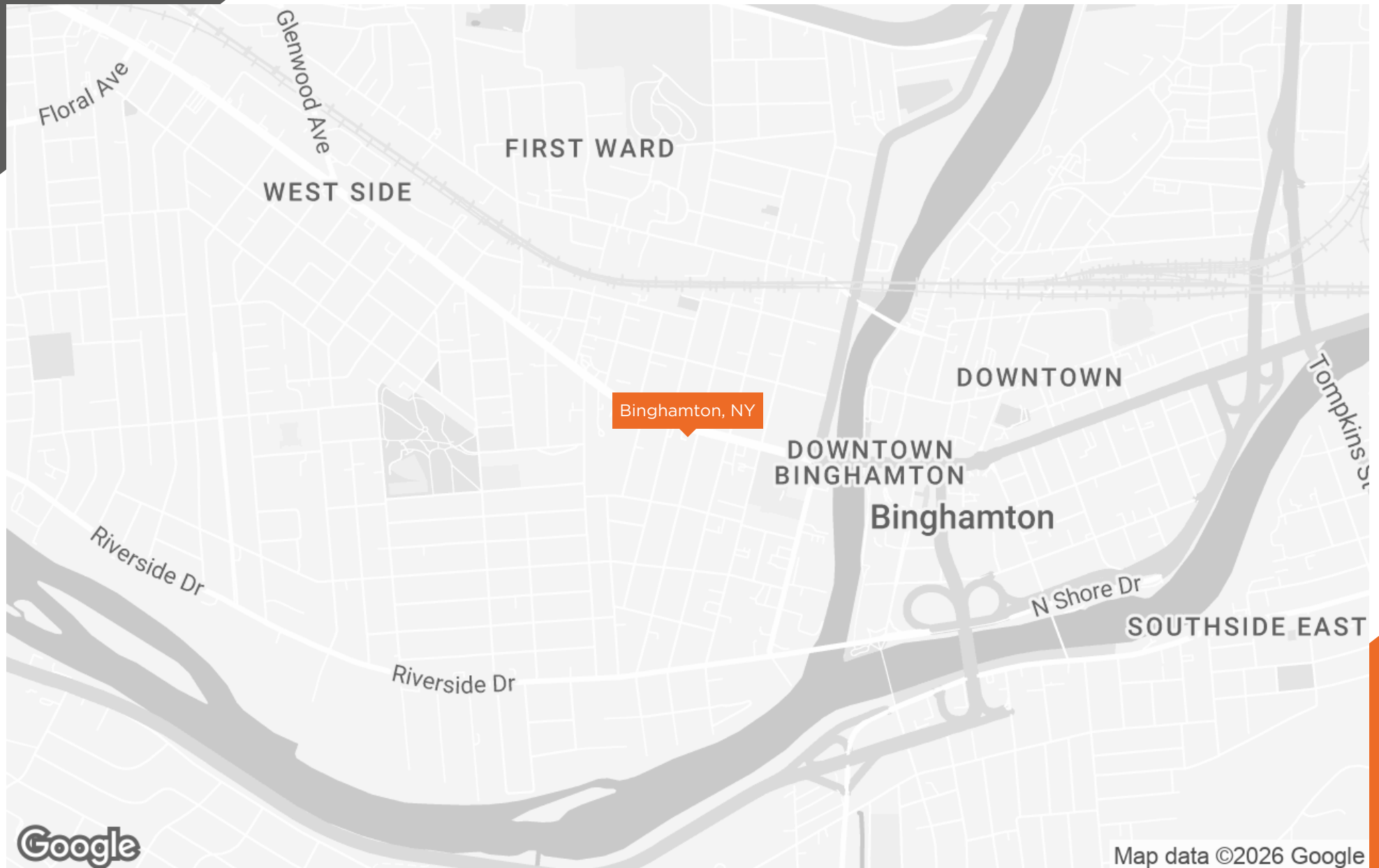


Location Information

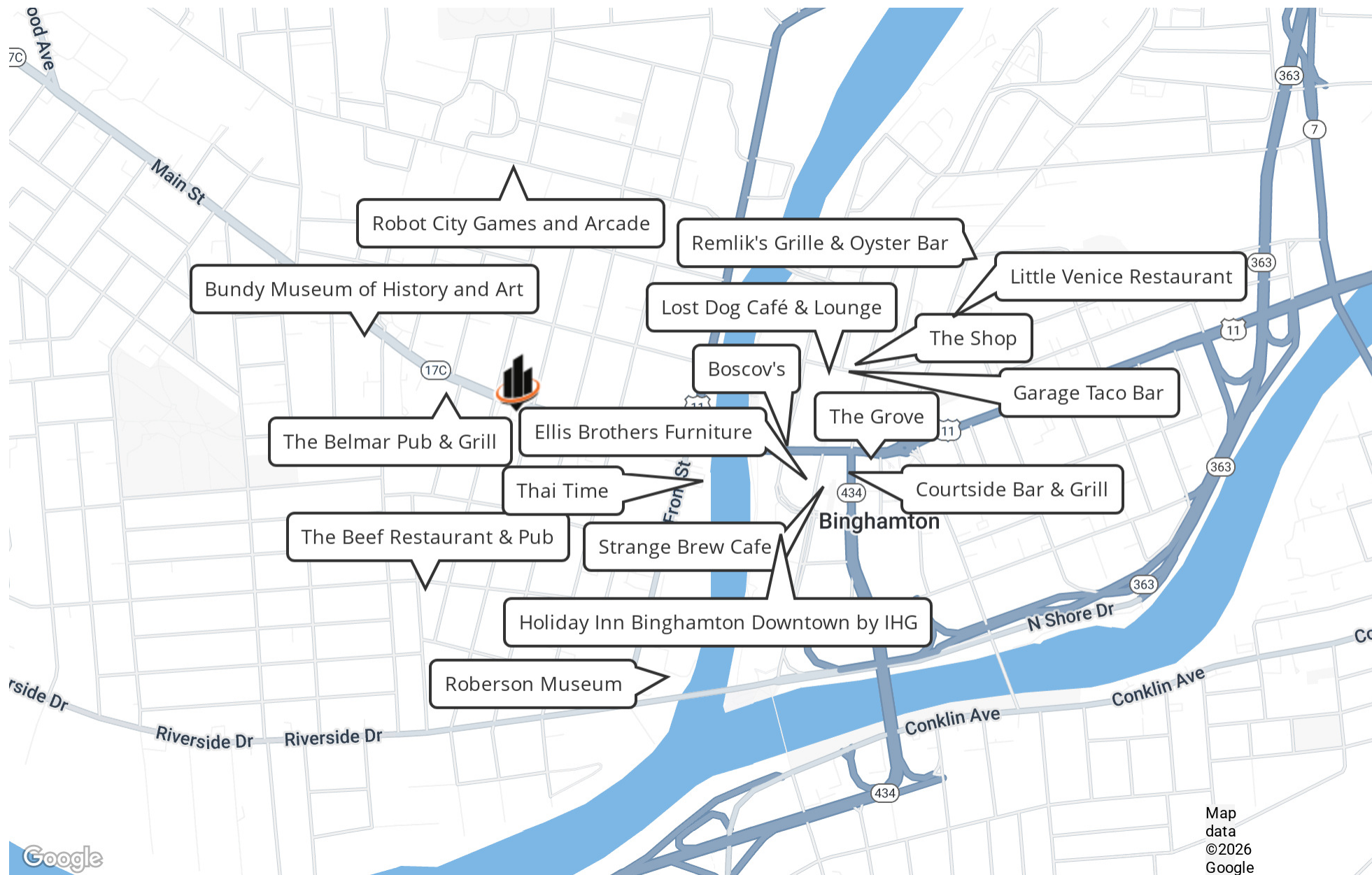
LOCATION DESCRIPTION

Located along Main Street, this property offers immediate access to Downtown Binghamton and the Court Street Bridge. The location benefits from a walk score of 82, supporting walkable access to downtown offices, dining, and services, along with strong visibility supported by average daily traffic counts of approximately 17,127 vehicles. Recent updates to City of Binghamton zoning regulations allow for student housing at this location, further expanding redevelopment and investment potential.

REGIONAL MAP



RETAILER MAP





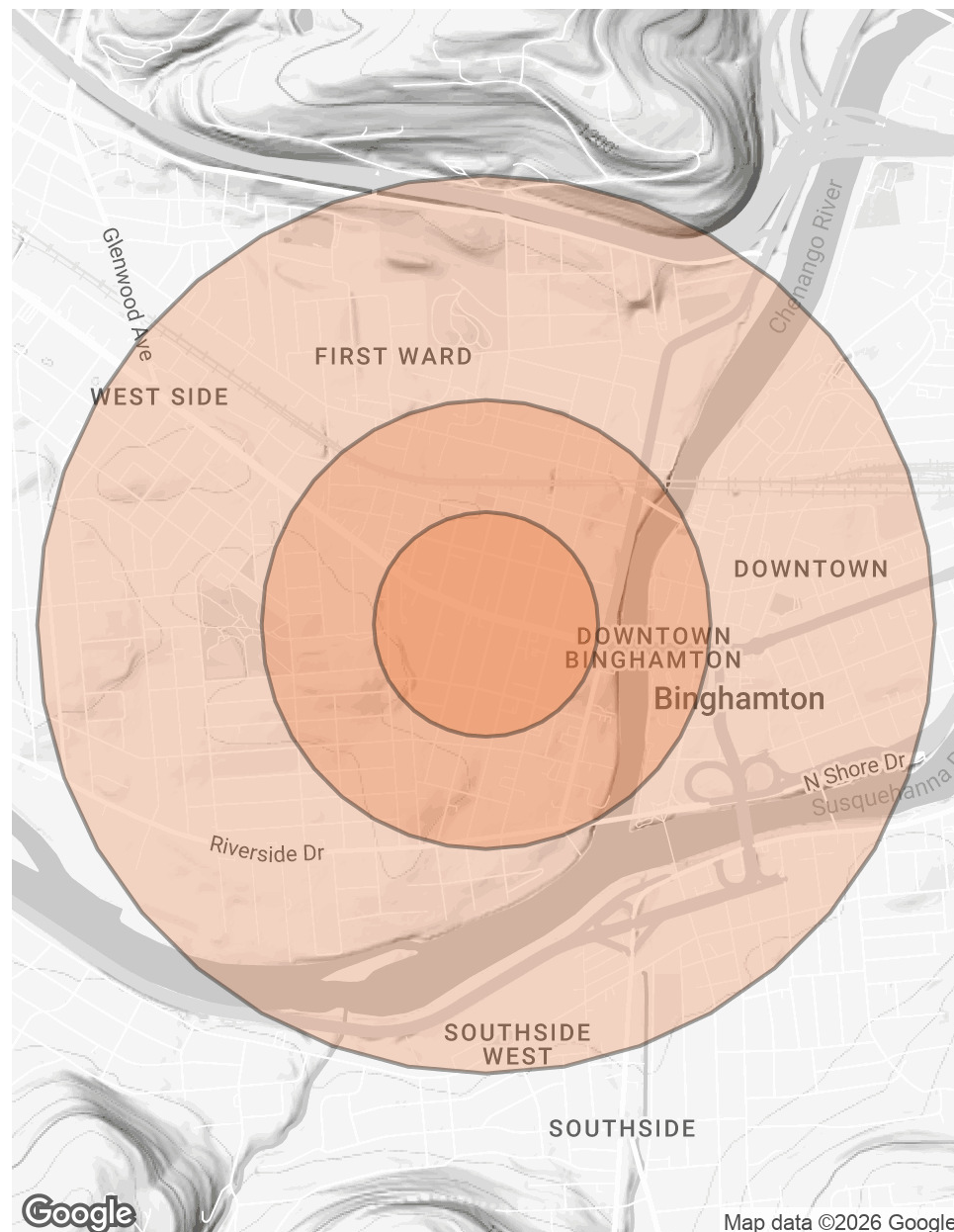
Demographics

DEMOGRAPHICS MAP & REPORT

POPULATION	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	2,160	7,095	17,174
AVERAGE AGE	30.9	32.1	35.8
AVERAGE AGE (MALE)	30.7	30.8	33.9
AVERAGE AGE (FEMALE)	33.1	35.5	37.9

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	1,125	3,630	9,671
# OF PERSONS PER HH	1.9	2.0	1.8
AVERAGE HH INCOME	\$25,304	\$39,842	\$44,104
AVERAGE HOUSE VALUE	\$3,371	\$24,550	\$66,601

2020 American Community Survey (ACS)



THE SVN BRAND

Founded in 1987

A **globally recognized** brand

Local **independent ownership** combined with a **global support** network

225+ Offices across the globe (and expanding)

Accelerated growth through the **collective strength** of our network

Proactive promotion of properties and **fee sharing** with the entire commercial real estate industry

Robust **global platform**

Advancing commercial real estate through **cooperation, collaboration and organized competition**

A franchise business model that supports **entrepreneurial growth and autonomy**

Over **2,000 Advisors** and staff

7+7 Core Services & Specialty Practice Areas

More offices in the US than any other CRE company

Comprehensive **training & support**

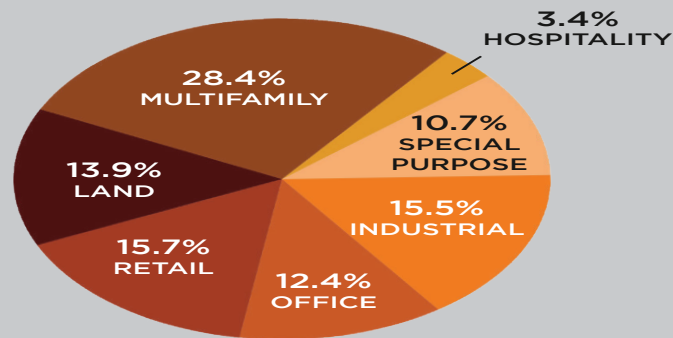
Commitment to working together to creat **amazing value** with our clients, colleagues and our communities

THE SHARED VALUE NETWORK®

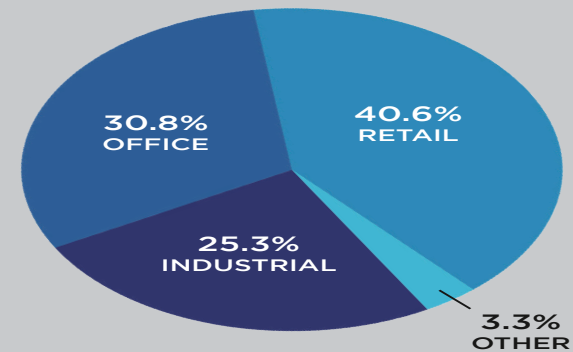
NETWORK®

SVN® was founded on the belief that **proactively cooperating and collaborating** with the global commercial real estate community is the right thing to do for our clients and the best way to ensure **maximum value** for a property. When a client chooses SVN, they **mobilize the entire SVN organization** of experts and all our trusted relationships to act on their behalf. We **share data, knowledge, and opportunities** with the entire brokerage community. This model ensures gives our offices and Advisors an **opportunity for exponential growth** and **unmatched earning potential**. This belief in a **Shared Value Network®** is what forms the foundation of the SVN® Difference.

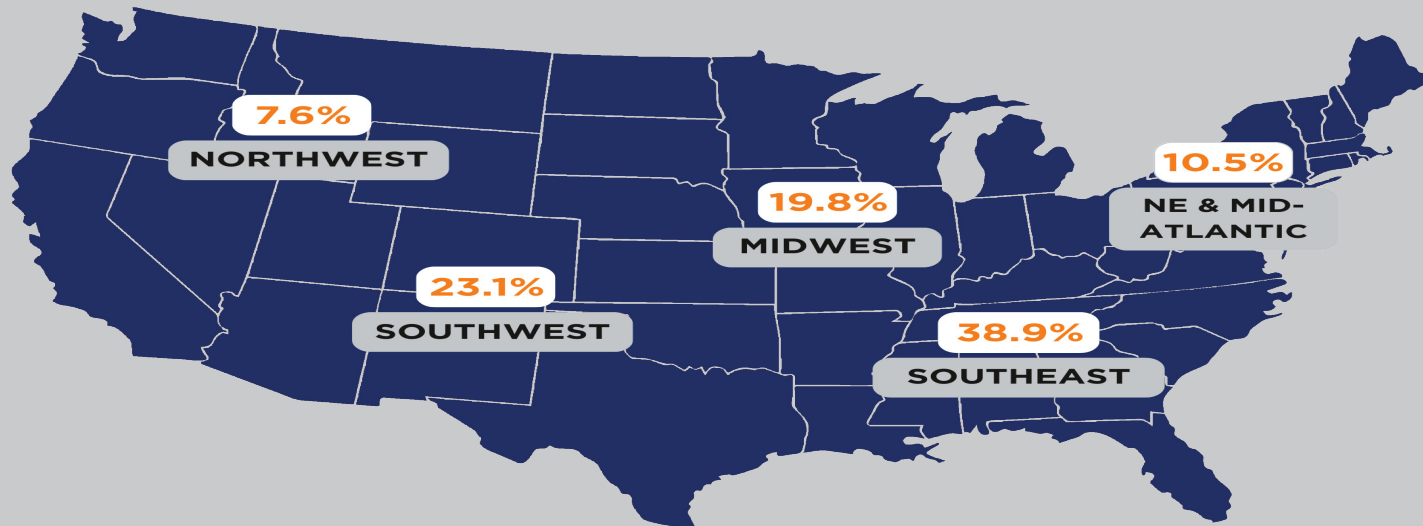
SALES



LEASING



TRANSACTION VOLUME UNITED STATES NATIONAL DISTRIBUTION



*DATA BASED ON US SALES

**Leasing includes both Landlord and Tenant Representation.

***The statistics in this document were compiled from all transactions reported by our franchisees in 2025. They are not audited.

svn.com 1309 Beacon Street, Suite 300 Brookline, MA 02446

©2026 SVN International All Rights Reserved. SVN® and the SVN COMMERCIAL REAL ESTATE ADVISORS® Logos are registered service marks of SVN International. All SVN® offices are independently owned and operated.



MARKETING PLATFORM



- ✓ PROPERTY SIGNAGE
- ✓ PROPERTY POSTCARDS
- ✓ REGIONAL EMAIL BLAST
- ✓ CRE FEATURED PROPERTY BLAST
- ✓ SVN NATIONAL BLAST EMAIL
- ✓ BUILDOUT PROPERTY & MARKETING PLATFORM
- ✓ DIRECT EMAIL, MAIL & PHONE CALLS
- ✓ MARKETING & SOCIAL MEDIA TEMPLATES
- ✓ SOCIAL MEDIA & PROMOTION
- ✓ INTERACTIVE APPS
- ✓ WEEKLY FEATURED PROPERTIES



DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



Collective Strength, Accelerated Growth

520 COLUMBIA DR. SUITE 103
JOHNSON CITY, NY 13790



SVNINNOVATIVE.COM