

OFFICE BUILDING FOR SALE

153 Slater Rd

Greene, NY 13778

OFFERING MEMORANDUM



EDDY PEZZINO
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185 CLINTON AVE, CORTLAND, NY 13045
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Office Building For Sale

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Yaman Commercial Industrial in compliance with all applicable fair housing and equal opportunity laws.

SECTION 1

Property Information

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Office Building For Sale



PROPERTY DESCRIPTION

This Multi-Use Warehouse/Manufacturing Building and office Building offers a Phenomenal Opportunity with over 8600 Sq Ft of Flexible Space. Seamlessly Accessible via RT12, Highways, Binghamton, and Norwich, it is strategically positioned for success. Embrace Endless Possibilities with its High Ceilings and a Convenient Overhead Door, expertly designed to accommodate even a Tractor Trailer with ease. Worried about floods? Worry no more! The property boasts a DEC Approved Flood Berm in the back, ensuring your peace of mind and safeguarding your investments. The Seller will Survey and Reassess the property from a larger parcel for maximum benefits. option next door for added office. Don't miss out on this chance to own a versatile and well-located warehouse/manufacturing building, primed to be the cornerstone of your success story. Embrace the Possibilities

PROPERTY HIGHLIGHTS

- Sub dividable Warehouse
- close to RT 12
- large open floor layout
- office building has radiant floor heat
- located on 2 acres with room to expand

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OFFERING SUMMARY

Sale Price:	\$289,000
Number of Units:	2
Lot Size:	87,655 SF
Building Size:	11,280 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	46	82	187
Total Population	98	175	409
Average HH Income	\$86,511	\$87,760	\$89,429

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LOCATION DESCRIPTION

Located in the charming town of Greene, NY, the area surrounding the property offers a perfect blend of small-town charm and modern conveniences. Investors will appreciate the proximity to key amenities such as dining options like The Pit Stop and the Greene Bowlodrome. In addition, the property's location near Genegantslet Creek and the Genegantslet State Forest provides a serene natural setting and opportunities for outdoor recreation. With easy access to major highways and close proximity to local schools and community centers, this location offers an ideal balance of work and lifestyle, making it an attractive prospect for office building investors.

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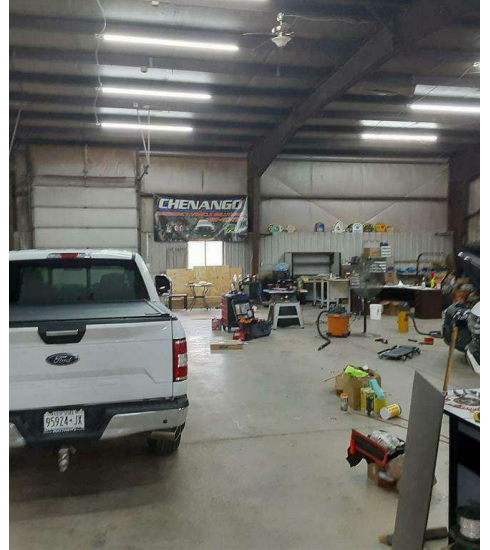
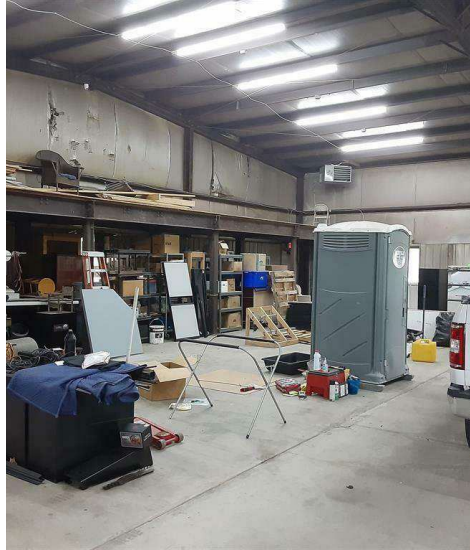
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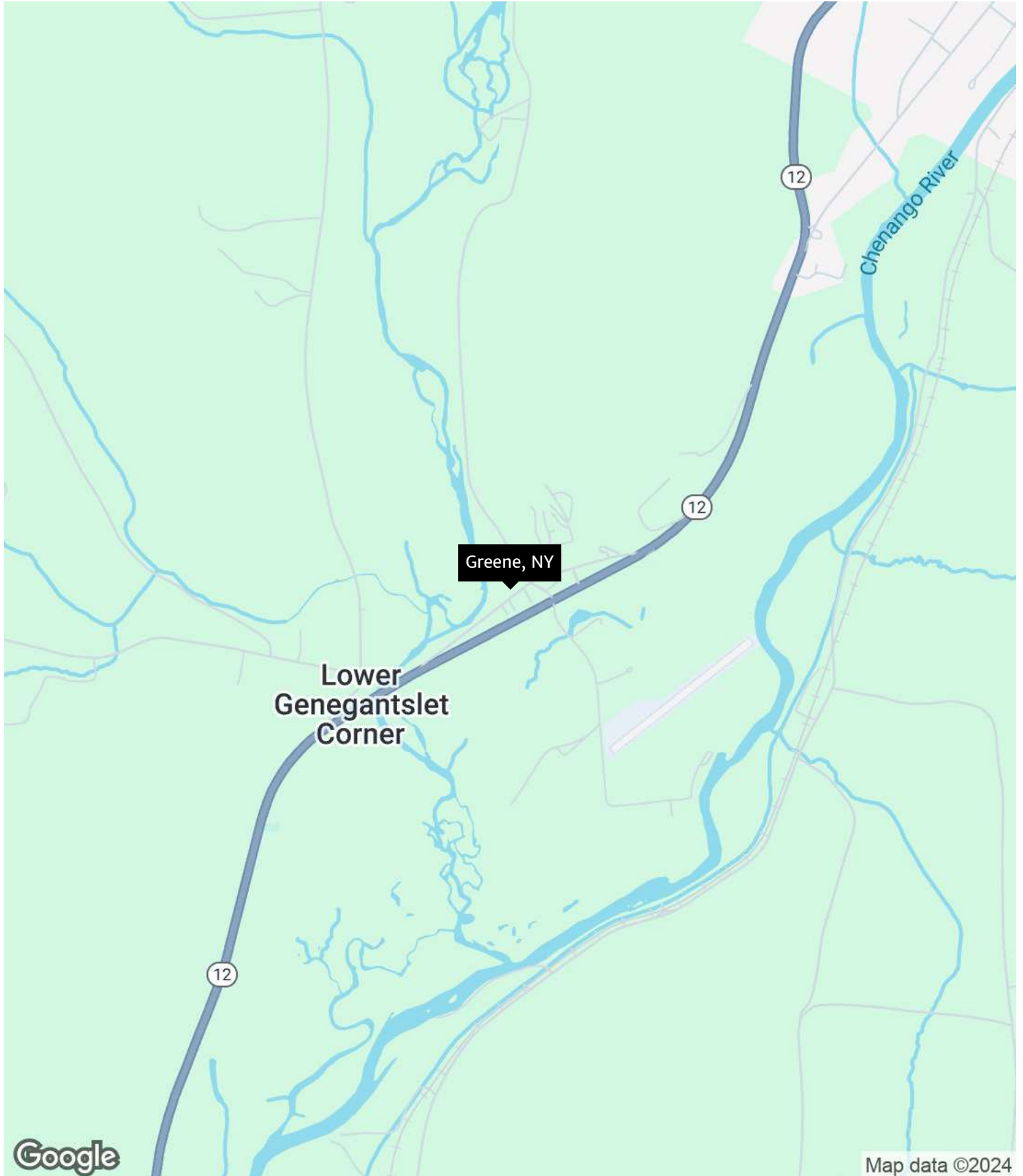
Location Information

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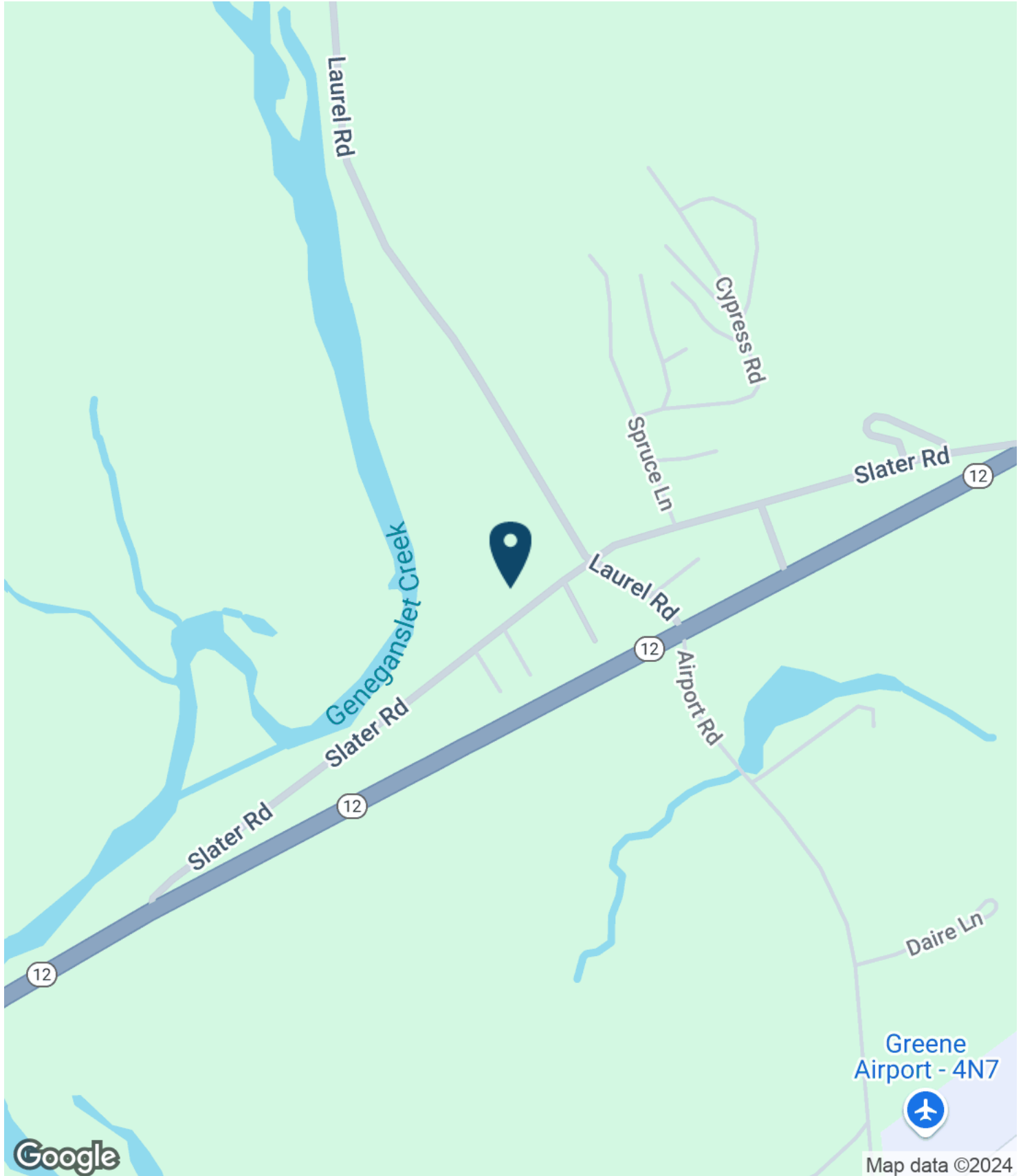
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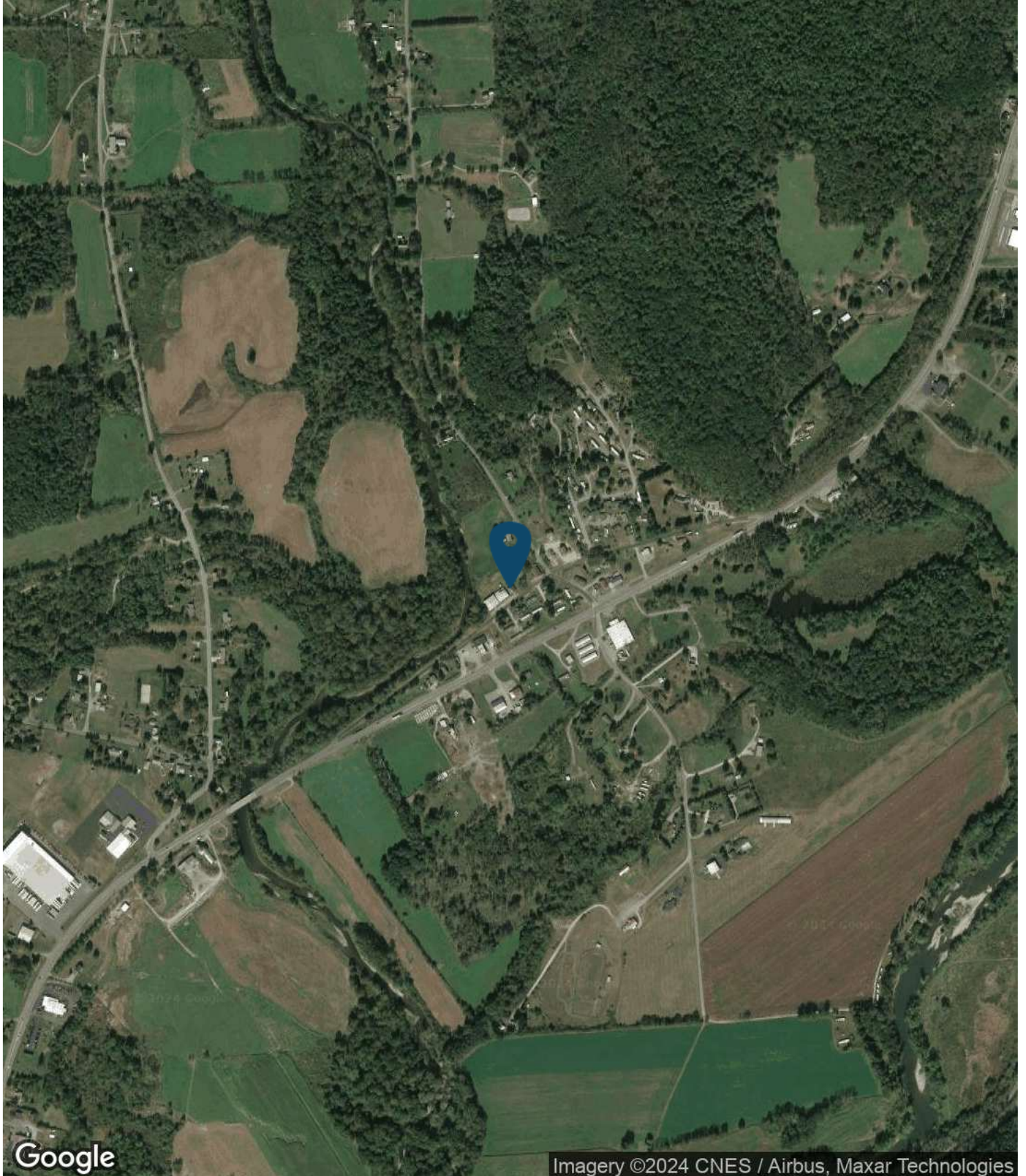
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SECTION 3

Financial Analysis

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INVESTMENT OVERVIEW

Price	\$289,000
Price per SF	\$26
Price per Unit	\$144,500

OPERATING DATA

FINANCING DATA

Lease Comparables

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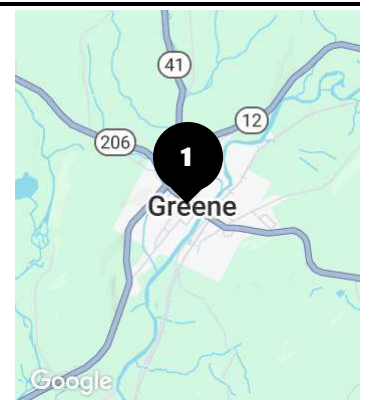
153 SLATER RD Greene, NY 13778

Lease Term: Negotiable No. Units: 2

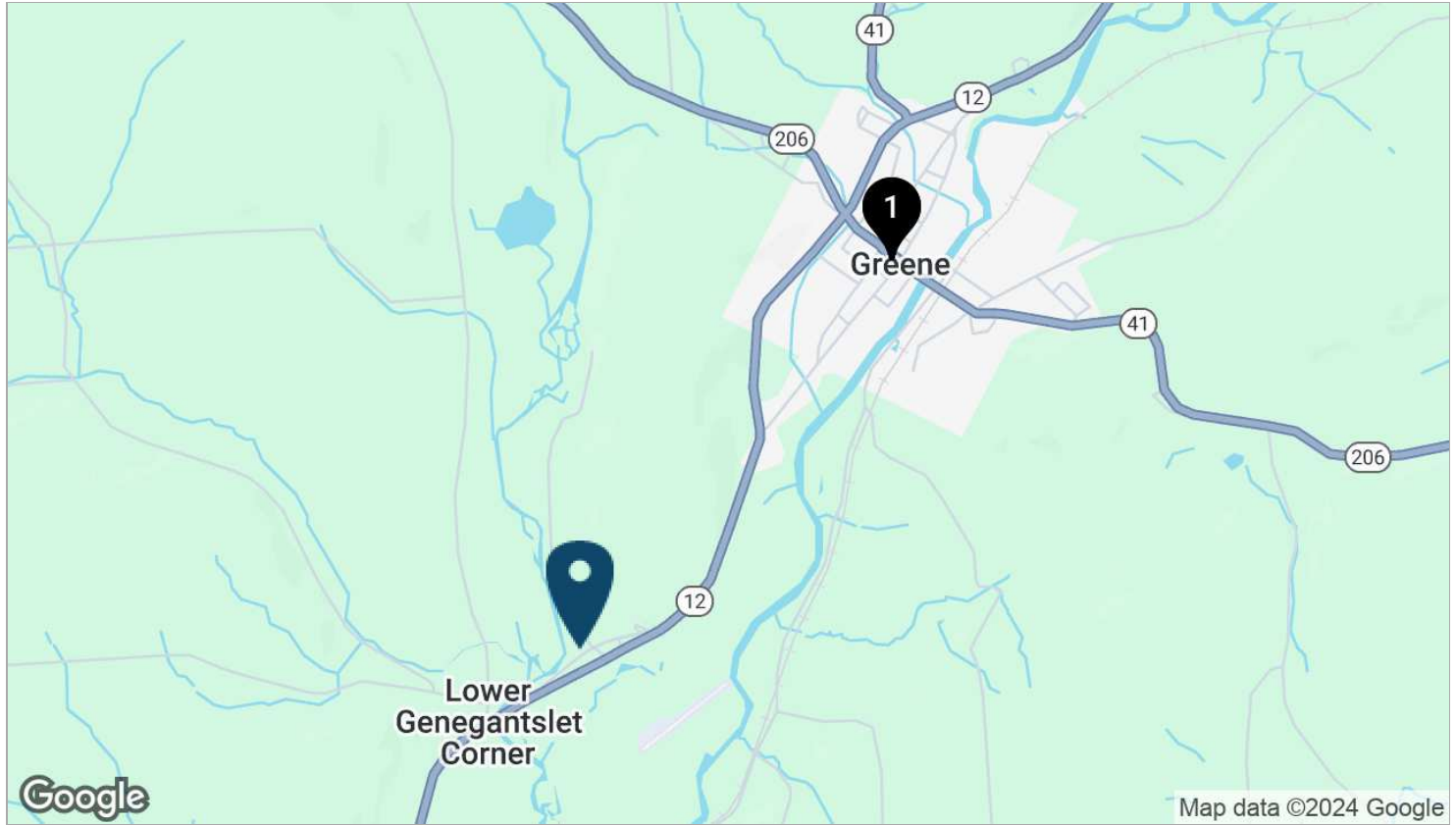


27-31 GENESEE STREET Greene, NY 13778

Lease Rate \$9.00 /SF/yr Lease Type: Gross
Space Size: 2,015 SF No. Units: 7



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	NAME/ADDRESS	LEASE TERM	NO. UNITS	LEASE RATE	LEASE TYPE	SPACE SIZE
★	153 Slater Rd Greene, NY	Negotiable	2	-	-	-
1	27-31 Genesee Street Greene, NY	-	7	\$9.00 /SF/yr	Gross	2,015 SF
AVERAGES		NAN MONTHS	7	\$9.00 /SF/YR		2,015 SF

Demographics

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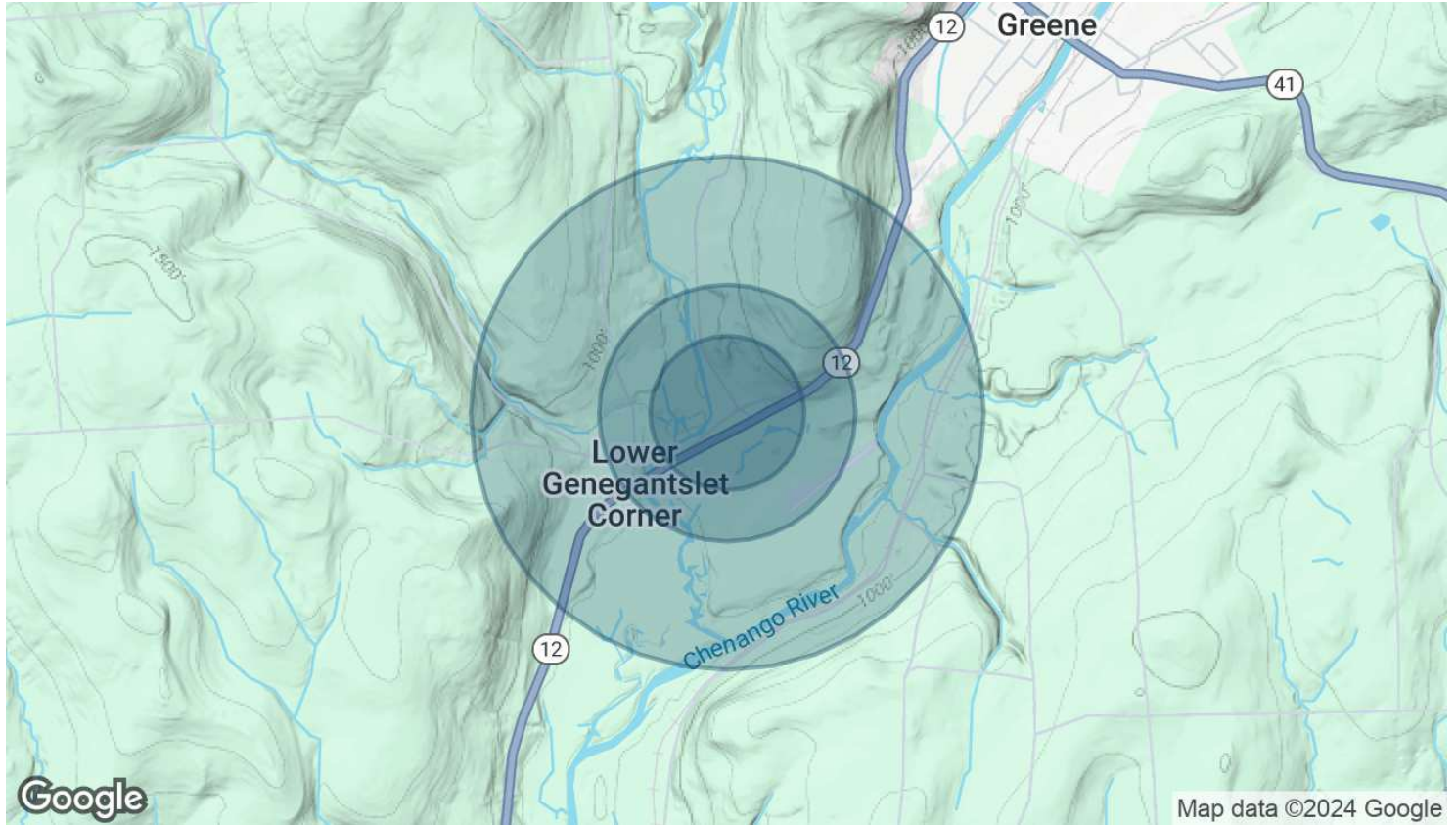


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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	98	175	409
Average Age	44	44	44
Average Age (Male)	43	43	43
Average Age (Female)	45	45	44
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	46	82	187
# of Persons per HH	2.1	2.1	2.2
Average HH Income	\$86,511	\$87,760	\$89,429
Average House Value	\$171,161	\$172,217	\$173,628

Demographics data derived from AlphaMap

SECTION 6

Advisor Bios

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