

FOR SALE

# 162 Court Street Binghamton, NY



## Repositioned Student Housing Property

- Recently renovated 56 bed student housing property in 10 units under new management
- Renovations include cosmetic upgrades and structural improvements
- Value-add 2 vacant retail units 2,750 SF total. Can be delivered fully white-boxed
- Located in downtown Binghamton
- Leases secured for 2023-2024 school year at higher rent
- Currently generating \$292,489 NOI
- Financials available upon request

### Details

Asking Price	\$3,650,000
Square Feet	20,327+/- SF
Lot Size	0.14 ACRES
Tax ID	160.42-1-13
Taxes	\$26,231



### Contact

**BRUCE "ETHAN" COOK**  
Real Estate Salesperson  
+1 607 754 5990 Ext 311  
Ecook@pyramidbrokerage.com

**MAUREEN D. WILSON, CCIM, SIOR**  
VP of Business Development  
Real Estate Broker  
+1 607 754 5990 Ext 323  
Mwilson@pyramidbrokerage.com

84 Court Street, Third Floor  
Binghamton, New York 13901  
+1 607 754 5990  
pyramidbrokerage.com

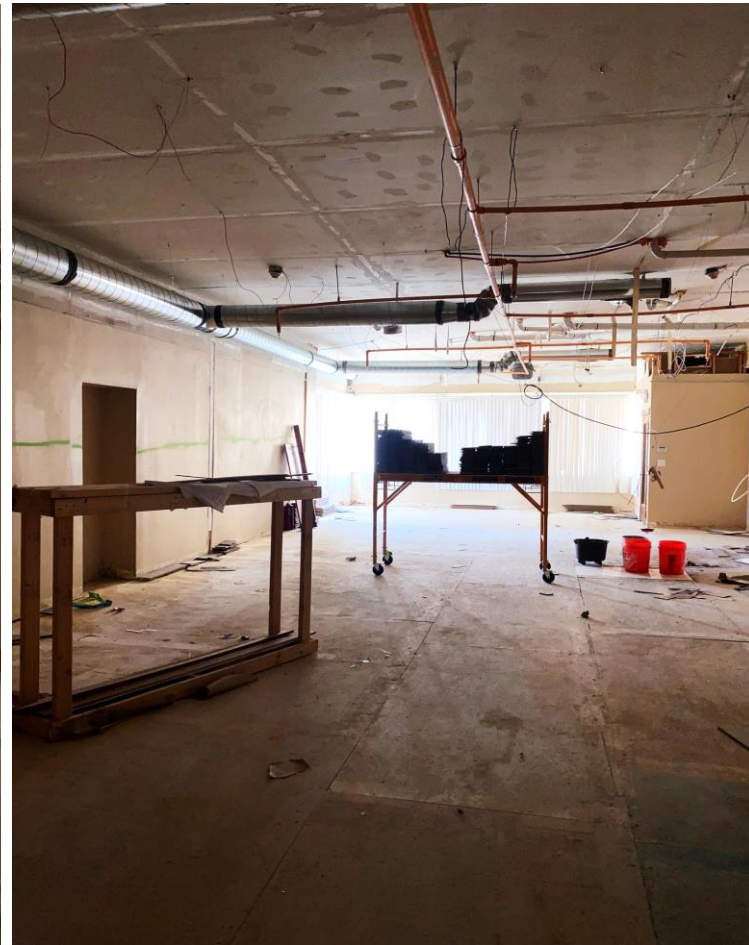
# 162 Court Street Binghamton, NY



# 162 Court Street Binghamton, NY



# 162 Court Street Binghamton, NY

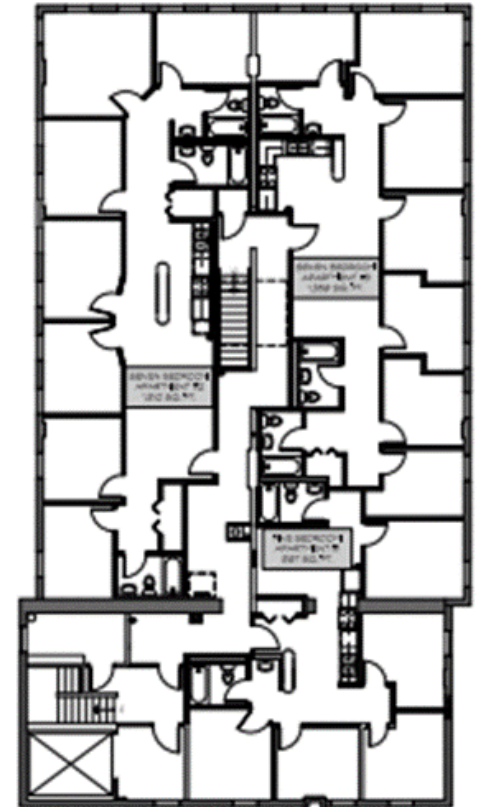
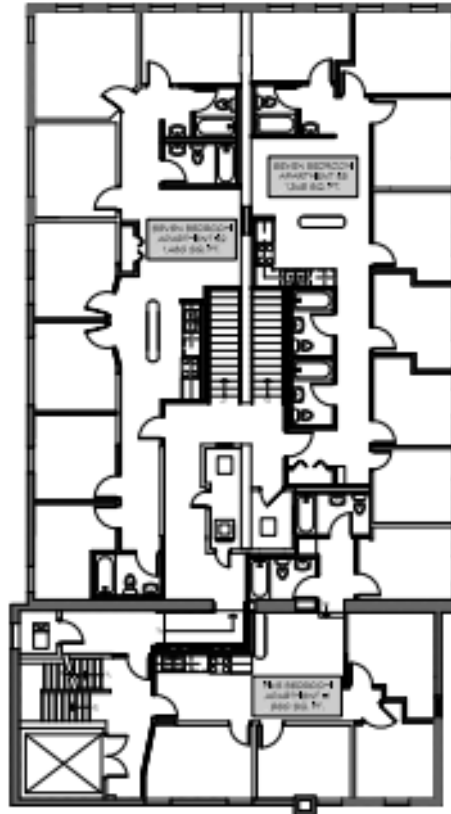
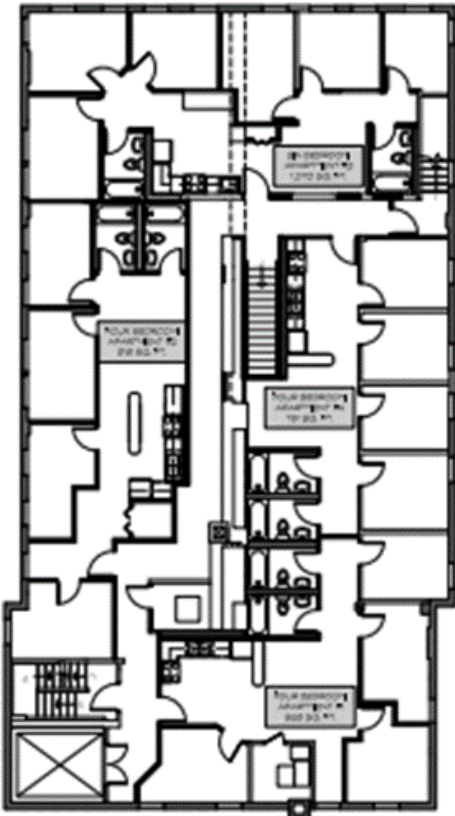


FOR SALE

162 Court Street  
Binghamton, NY



### Conversion Floor Plans



PROPOSED SECOND FLOOR PLAN

PROPOSED THIRD FLOOR PLAN

PROPOSED FOURTH FLOOR PLAN

#### Contact

**BRUCE "ETHAN" COOK**  
Real Estate Salesperson  
+1 607 754 5990 Ext 311  
Ecook@pyramidbrokerage.com

**MAUREEN D. WILSON, CCIM, SIOR**  
VP of Business Development  
Real Estate Broker  
+1 607 754 5990 Ext 323  
Mwilson@pyramidbrokerage.com

84 Court Street, Third Floor  
Binghamton, New York 13901  
+1 607 754 5990  
pyramidbrokerage.com