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 ٠ 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

INVESTMENT

CUSHMAN & WAKEFIELD

Pyramid Brokerage Company

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

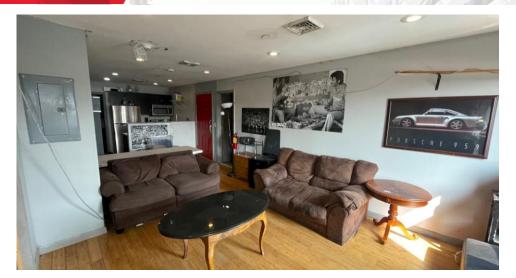
84 Court Street, Third Floor Binghamton, New York 13901 +1 607 754 5990 pyramidbrokerage.com

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162 Court Street Binghamton, NY









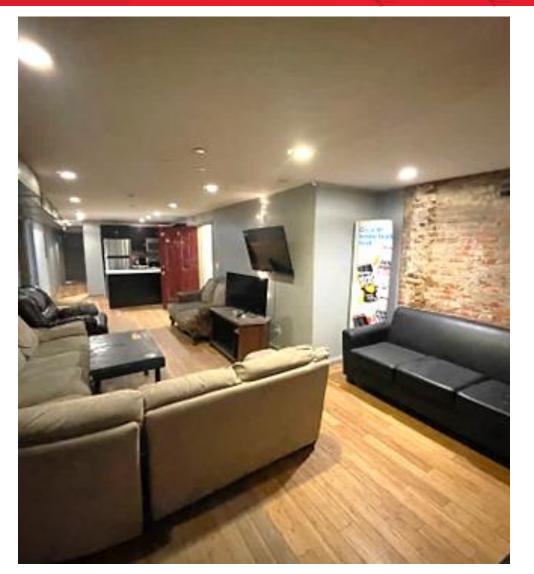


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162 Court Street Binghamton, NY







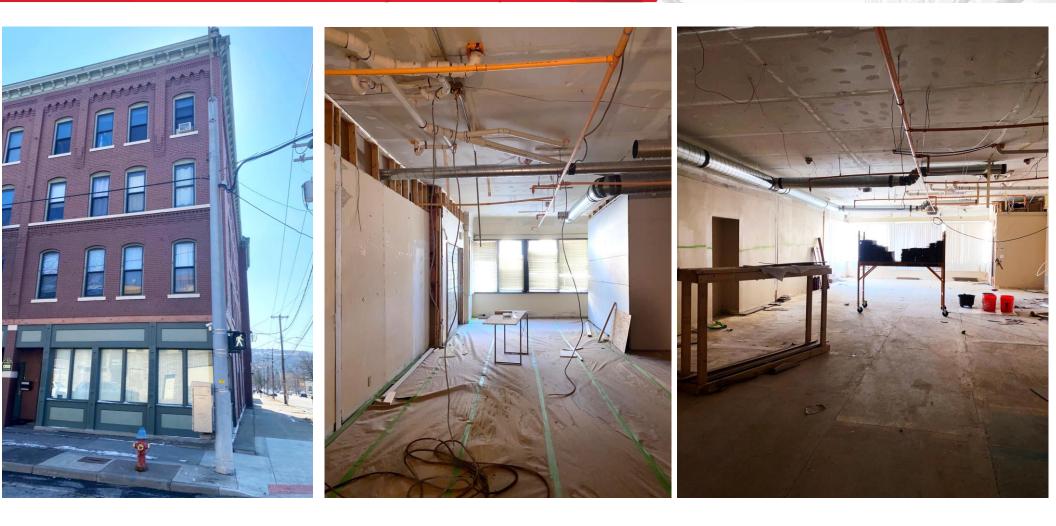


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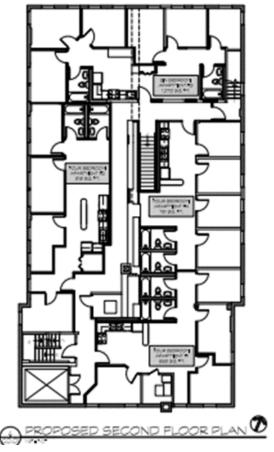






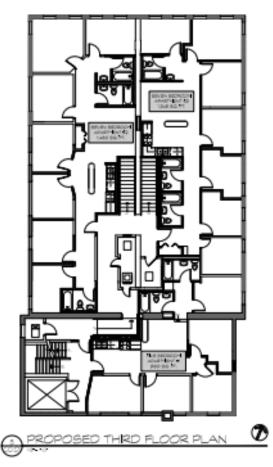
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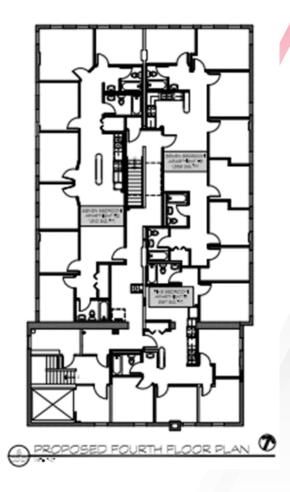


Contact

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



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



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