



**REDEVELOPMENT SITE**

**AVAILABLE: 5,780 SF on 0.61 acres**

**PERFECT FOR RESTAURANT or BANQUET HALL**

- Large banquet/dining room with high ceilings
- Features a bar and commercial kitchen
- Ample parking
- Located at signalized intersection. Main St & Lester Ave
- Near I86; Exit 71
- Traffic Counts: Main St = 12,387; Lester Ave = 8,565 (AADT)
- Immediate proximity to Walmart and Binghamton University School of Pharmacy, Nursing school development, and UHS hospital

DETAILS	
TAX ID	143.66-2-12;
ZONED	General Commercial
ASSESSMENT	\$364,052 (FMV)
TAXES	\$17,400
ASKING	\$450,000

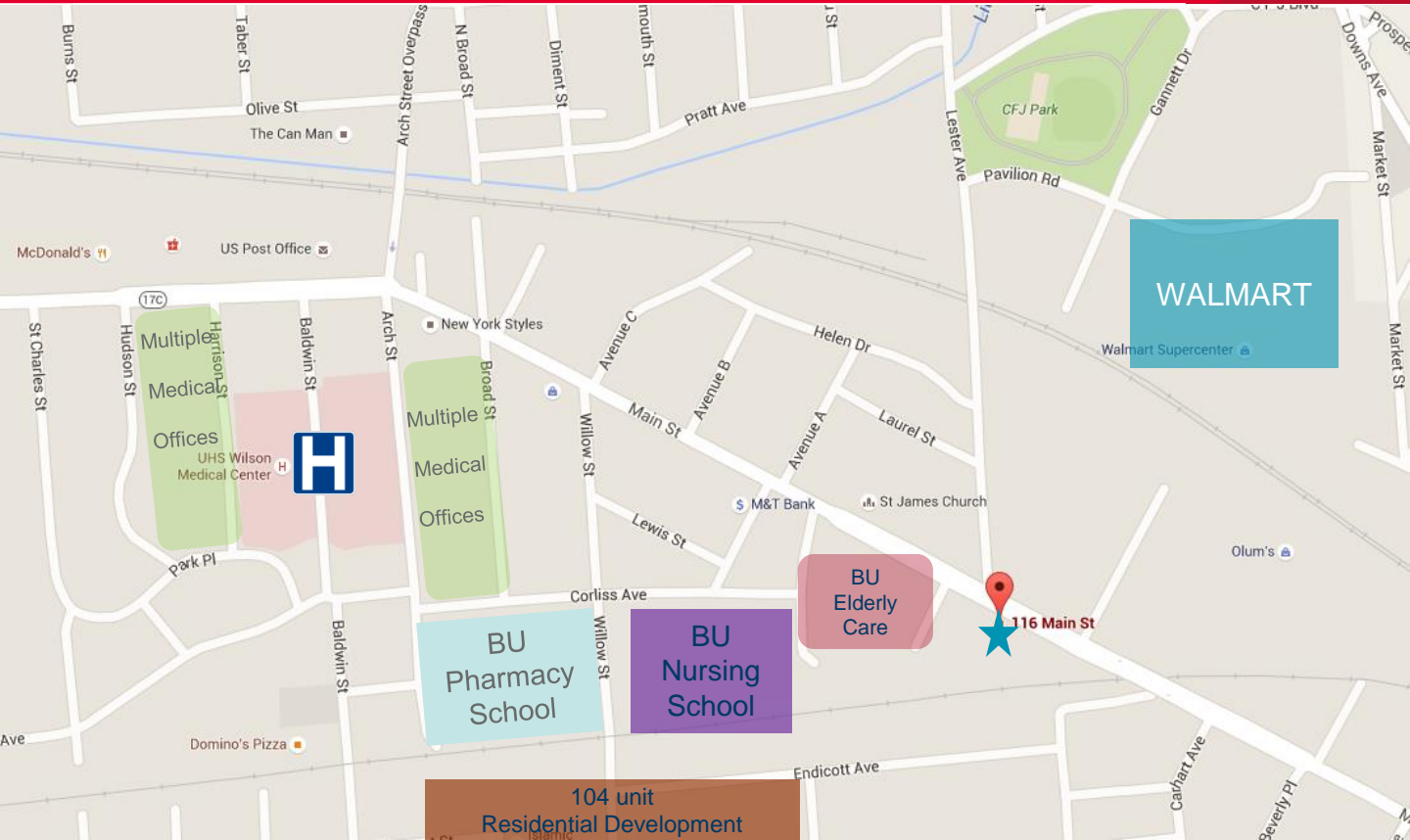
For more information, please contact:

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Demos	1 Mile	3 Miles	5 Miles
Population	16,782	66,425	115,234
Households	7,457	26,659	47,558

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