

FOR SALE – LANDMARK PROPERTY

84 Court Street & 97-99 Collier Street Binghamton, NY



DETAILS

Asking Price:	\$1,950,000
Building Size:	43,900+/- SF
Lot Size:	0.20+/- Acres
Tax ID #'s:	160.41-4-22 & 08-002-083
Property Taxes:	\$71,653

Property Highlights

- Historic properties built between 1900's – 1920's
- Located in the heart of Downtown adjacent to the Courthouse
- 84 Court Street is 7 stories
- 97-99 Collier Street is 5 stories
- Elevators in each building:
84 Court St - 8 stop 2,500lb capacity
97-99 Collier St - 6 stop passenger
- 84 Court Street; each floor is individually heated & cooled
- Full basement
- Steel & concrete structure, brick masonry & granite exterior
- Gas fired HVAC
- (1) York rooftop unit at 84 Court St with (5) units being replaced over the past two years (units York or Ducane)
- Roofs are rolled torch down
- City parking lots in close proximity
- Office leases in place
- Vacant space available for residential or office redevelopment
- Fire & security system
- Electric service; 400 Amp, 240 Volt, circuit breaker system

Contact

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84 Court Street, Third Floor
Binghamton, New York 13901

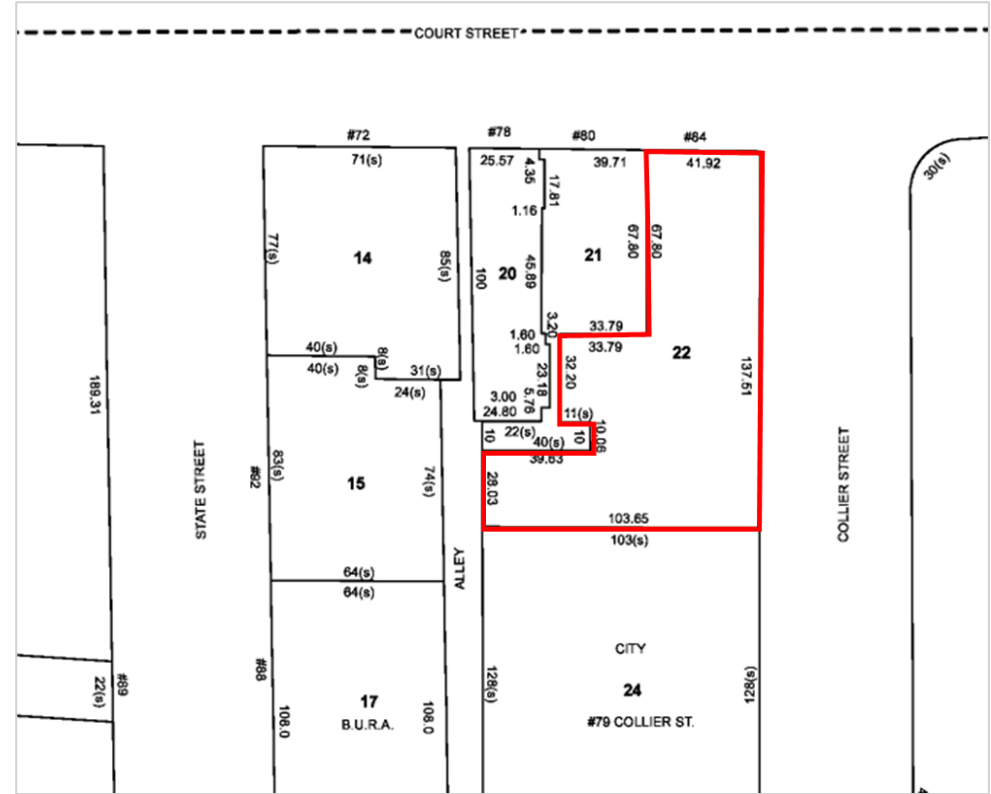
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84 Court Street		
<u>Income</u>		
Rent	\$	340,537.22
Tenant Reimbursements	\$	40,935.00
Total Income	\$	381,472.22
<u>Expenses</u>		
Insurance	\$	23,525.00
Maintenance Payroll Expense	\$	10,971.00
Management Fee (Estimated)	\$	10,000.00
Janitorial	\$	37,680.00
Taxes	\$	71,653.00
Water & Sewer	\$	2,350.00
Building Repairs	\$	20,000.00
Fire Alarm Monitoring	\$	1,420.00
Elevators	\$	14,000.00
Janitorial Supplies	\$	3,000.00
Gas & Electric	\$	60,000.00
Total Expenses	\$	254,599.00
NOI		\$126,873.22

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