CUSHMAN & WAKEFIELD | Pyramid Brokerage Company

120 Vestal Avenue
Endicott, NY

FOR SALE - INVESTMENT

NEIGHBORHOOD RETAIL CENTER

Property Highlights

- Annual Income: $143,400
- Great mix of tenants
- Turn-key laundromat available for Buyer
- Co-tenants include a local bar/restaurant, pet grooming business and a small grocer
- Located in the busy business district of Endicott, close to BAE and retailers
- Well-maintained property within walking distance to large apartment complexes
- This property has a long history of a good income stream
- Excellent opportunity for owner-occupier

** Leases furnished upon request*

DETAILS	
ASKING PRICE	$ 1,100,000
BUILDING SIZE	9,464+/- SF
TAX MAP #	157.09-4-38
LOT SIZE	1 Acre
ZONING	Neighborhood Commercial
PARKING	25-30 vehicles
WATER & SEWER	City
TAXES	Total $ 23,500

EXCLUSIVE CONTACT

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Tenant	SF	Rent	Lease Expiration	Options	Notes
Snidley's Bar	1,200 SF	$2,100/mo.	2/2029	3 yr extensions	30+ years at this location.
Shampoochies	1,200 SF	$1,300/mo.	2/2029	3 yr extensions	5+ years at this location.
Endicott Grocer	2,300 SF	$2,300/mo.	7/2026	3 yr extensions	First year.
Laundromat	4,500 SF	Owner Occupied			

Income & Expenses	
INCOME	
Rentals	$68,400.00
Laundromat	$75,000.00
Total Income	***$ 143,400.00***
EXPENSES	
Taxes	$23,500.00
Insurance	$ 6,800.00
Water/Sewer	$ 5,500.00
Electric/Gas	$12,000.00
Repairs/Maintenance	$5,000.00
Total Expenses	***$ 52,800.00***
Net Operating Income	***$ 90,600.00***

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