CUSHMAN & WAKEFIELD | Pyramid Brokerage Company

193 Robinson Street
Binghamton, NY



FOR SALE – ASKING $275,000

Property Highlights

- **Investment Opportunity** with 2 Tenants
- Easement with adjacent building for parking; 7 spaces
- Well located
- Each unit has separate utilities
- New AC Unit in Subway
- Rubber roof
- New rooftop HVAC in 2022
- Full basement
- Separate storage of appx. 600sf now vacant

DETAILS	
ASKING	$275,000
BUILDING SIZE	3,000+/- SF
TAX ID	145.73-3-13
LOT SIZE	0.09+/- Acres
ZONING	Neighborhood Commercial
TAXES (Total)	$7,191

EXCLUSIVE CONTACT

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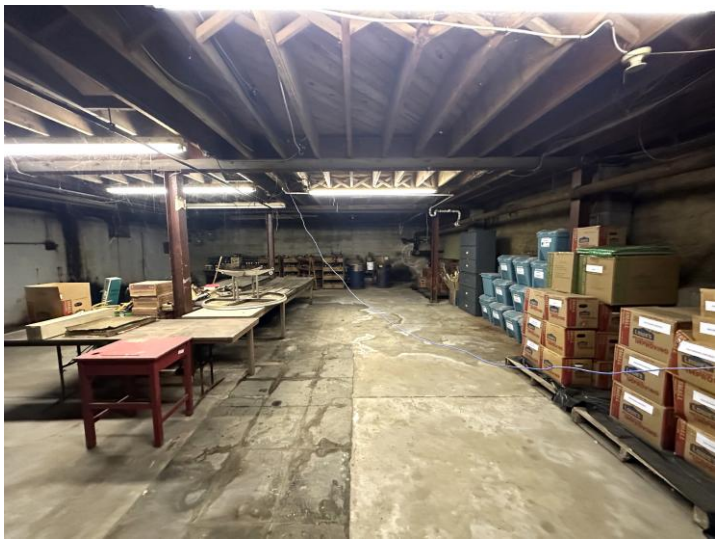





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Rent Roll

193 Robinson Street

Tenant	Size	Term	Annual Rent	Expenses
Subway	1,400 SF	5 Yrs. 5/1/2024-4/30/2029 (1) 5-Year Option	Yrs 1-5 = $16,182.00 Option = $17,805.00	NNN Tenant pays 46.67% of expenses Taxes paid by Subway = $3,356.00 Snow removal paid by Subway = $700.00
Blair Construction	988 SF	3 Yrs. 11/1/2025-10/31/2028 No Option	Yr 1 = $9,720.00 Yr 2 = $10,692.00 Yr 3 - $11,760.00	Tenant pays Utilities

193 Robinson Street

Income		
Subway	$	16,182.00
Blair Construction	$	9,720.00
CAM & Tax Reimbursement	$	4,266.00
Total Income	***$***	***30,168.00***
Expenses		
Snow Removal (Est.)	$	1,500.00
Repairs & Maintenance (Est.)	$	750.00
Taxes	$	7,191.00
Insurance (Est.)	$	450.00
Water & Sewer	$	2,000.00
Total Expenses	***$***	***11,891.00***
NOI	**$**	**18,277.00**

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