

# 104 Grand Blvd

BINGHAMTON, NY



## OFFERING MEMORANDUM

**KW COMMERCIAL**  
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**PRESENTED BY:**

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104 GRAND BLVD

# PROPERTY INFORMATION

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PROPERTY SUMMARY

PROPERTY DESCRIPTION

PROPERTY DETAILS

ADDITIONAL PHOTOS



## Property Summary



### PROPERTY DESCRIPTION

This converted house has 3 offices perfectly suited for the wellness industry. Each office can be turned into a special retreat for therapy, meditation, massage, Reiki or a medical suite. Have a small business and need an office away from home? This space might be just what you are looking for.

### PROPERTY HIGHLIGHTS

- Close to Binghamton's commerce area
- Plenty of off street parking
- Clean office space
- Utilities Included

### OFFERING SUMMARY

Lease Rate:	\$400.00 per month (Gross)
Number of Units:	3
Available SF:	200 SF
Building Size:	2,526 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	860	3,285	8,782
Total Population	1,758	6,433	17,121
Average HH Income	\$35,772	\$40,831	\$46,720



## Property Description



### PROPERTY DESCRIPTION

This converted house has 3 offices perfectly suited for the wellness industry. Each office can be turned into a special retreat for therapy, meditation, massage, Reiki or a medical suite. Have a small business and need an office away from home? This space might be just what you are looking for.

### LOCATION DESCRIPTION

104 Grand Blvd is just off Main street, close to Binghamton's commerce area.

### PARKING DESCRIPTION

Off street parking

### UTILITIES DESCRIPTION

Utilities are included in base rent.



# Property Details

Lease Rate

**\$400.00 PER MONTH**

## LOCATION INFORMATION

Building Name	104 Grand Blvd
Street Address	104 Grand Blvd
City, State, Zip	Binghamton, NY 13905
County	Broome
Market	Binghamton Commerce
Cross-Streets	Floral Ave and Grand Blvd
Road Type	Paved
Market Type	Medium

## BUILDING INFORMATION

Building Size	2,526 SF
Building Class	B
Number of Floors	2
Year Built	1965

## PROPERTY INFORMATION

Property Type	Office
Property Subtype	Office Building
Lot Frontage	50 ft
Lot Depth	125 ft
MLS #	319393

## PARKING & TRANSPORTATION

Street Parking	Yes
Parking Type	Surface

## UTILITIES & AMENITIES





## Additional Photos



104 GRAND BLVD

# LOCATION INFORMATION

# 2

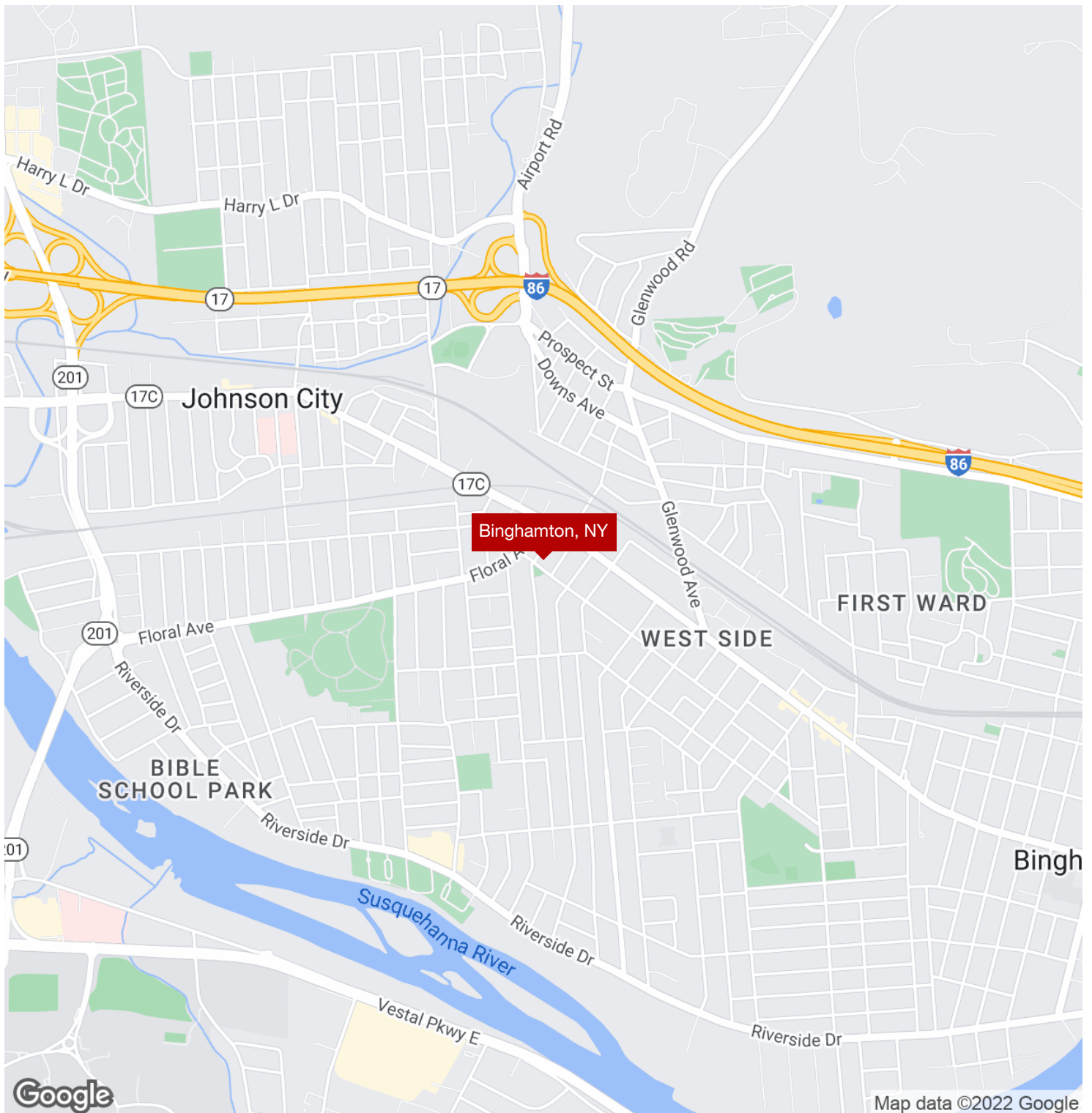
REGIONAL MAP

LOCATION MAP

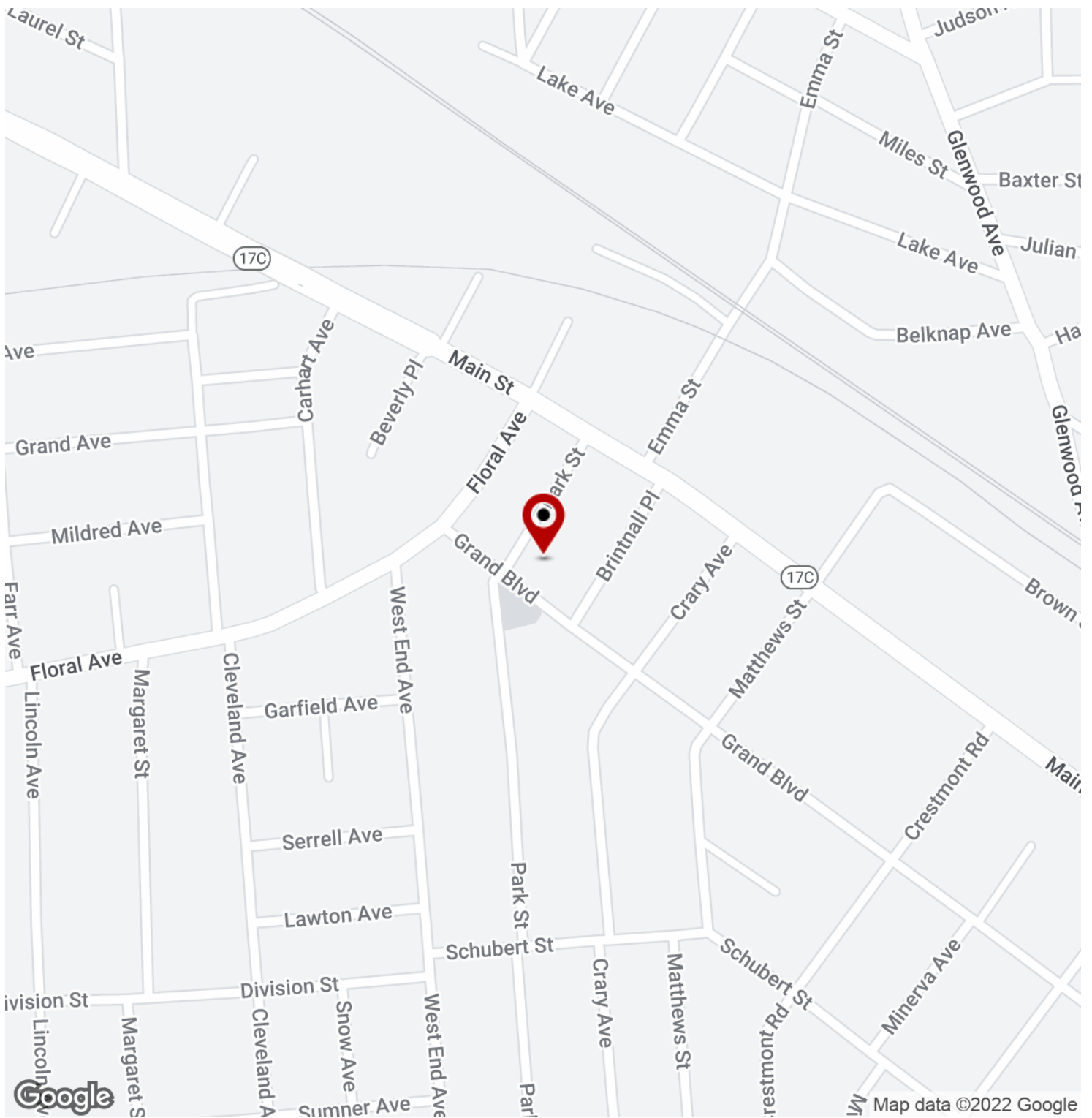
AERIAL MAP



## Regional Map

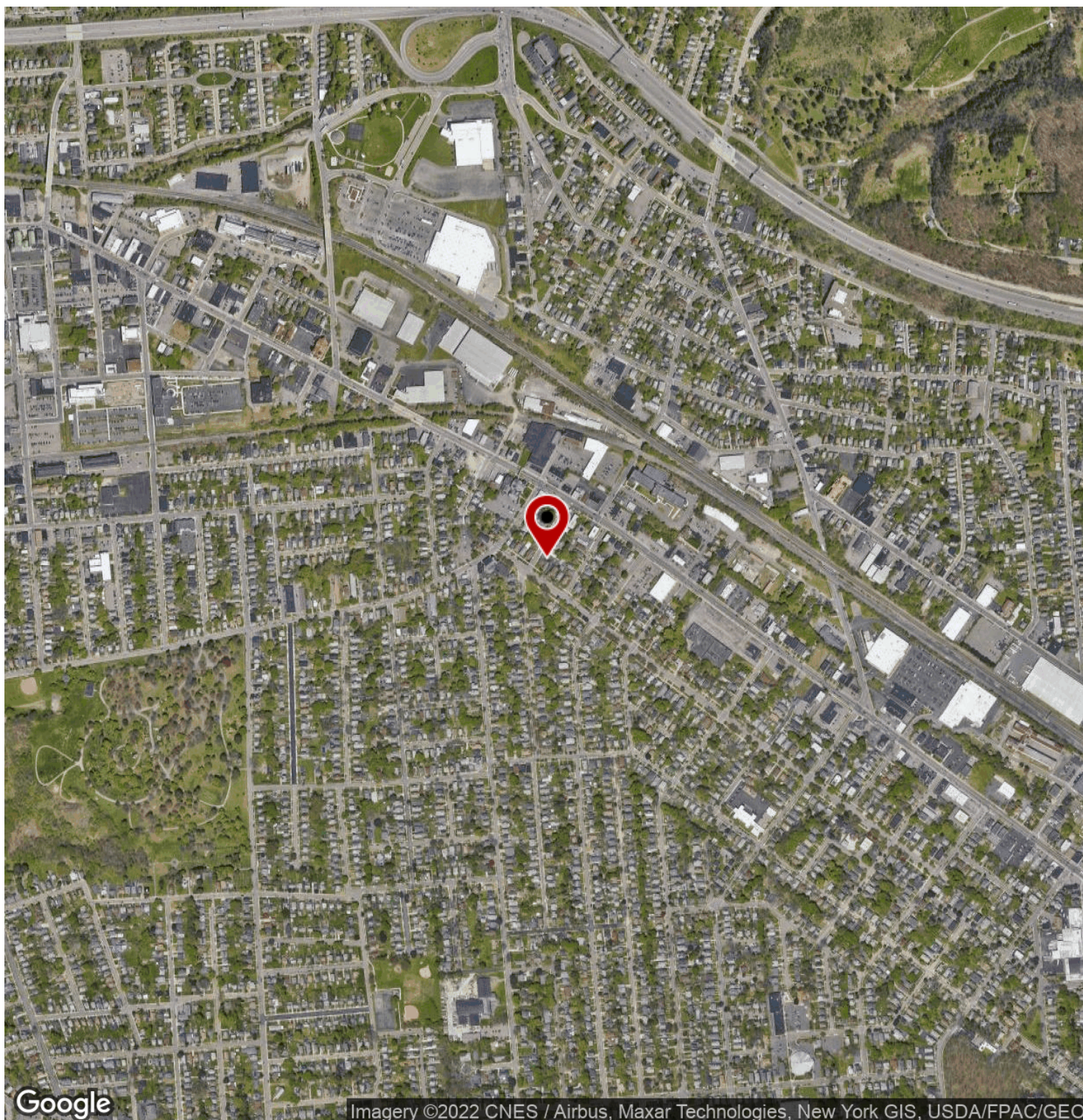


## Location Map





## Aerial Map





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# FINANCIAL ANALYSIS

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FINANCIAL SUMMARY

INCOME & EXPENSES

TENANT PROFILES

# Financial Summary

## INVESTMENT OVERVIEW

## OPERATING DATA

## FINANCING DATA



# Income & Expenses

**INCOME SUMMARY**

NET INCOME	\$0
------------	-----

**EXPENSES SUMMARY**

OPERATING EXPENSES	\$0
--------------------	-----

NET OPERATING INCOME	\$0
----------------------	-----





# Tenant Profiles

Please Upload  
Tenant Logo/Photo

## TENANT OVERVIEW

Company: -  
 Founded: -  
 Locations: -  
 Total Revenue: -  
 Net Income: -  
 Net Worth: -  
 Lease Rate: -  
 Headquarters: -  
 Website: -

## RENT SCHEDULE

LEASE YEARS	ANNUAL RENT	BUMP	YIELD
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-

## TENANT HIGHLIGHTS

- Add bullets here...
- Add bullets here...
- Add bullets here...
- Add bullets here...
- Add bullets here...

## CUSTOM TEXT

Add text here...



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# SALE COMPARABLES

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SALE COMPS

SALE COMPS MAP & SUMMARY

## Sale Comps



It turns out, you don't have any Comps Selected!

(click "  **Edit Sale Comps**" in the Page Edit Bar)






## Sale Comps Map & Summary



It turns out, you don't have any Comps Selected!

(click "  **Edit Sale Comps**" in the Page Edit Bar)



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# LEASE COMPARABLES

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LEASE COMPS

LEASE COMPS MAP & SUMMARY

## Lease Comps



It turns out, you don't have any Comps Selected!

(click "  **Edit Sale Comps**" in the Page Edit Bar)





## Lease Comps Map & Summary



It turns out, you don't have any Comps Selected!

(click "  **Edit Lease Comps**" in the Page Edit Bar)



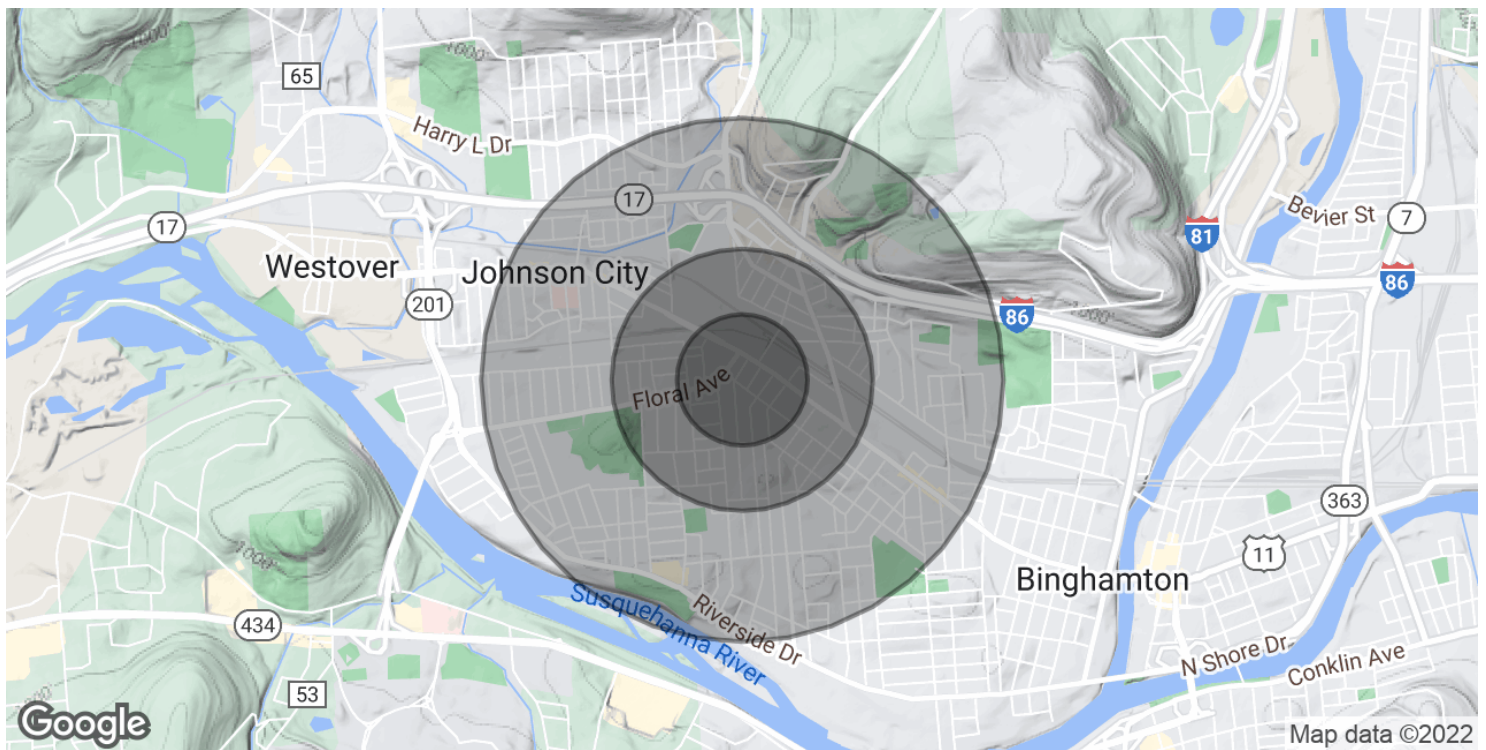
104 GRAND BLVD

# DEMOGRAPHICS

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DEMOGRAPHICS MAP & REPORT

# Demographics Map & Report



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,758	6,433	17,121
Average Age	34.8	36.5	36.9
Average Age (Male)	29.2	33.9	35.1
Average Age (Female)	34.2	37.6	38.7

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	860	3,285	8,782
# of Persons per HH	2.0	2.0	1.9
Average HH Income	\$35,772	\$40,831	\$46,720
Average House Value	\$96,993	\$89,642	\$87,048

\* Demographic data derived from 2020 ACS - US Census



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# ADDITIONAL INFORMATION

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SITE PLANS

## Site Plans



It turns out, you don't have any Site Plans Uploaded!

(be sure to add site plans in the [Property Edit Form](#) or  
"Publish on Website and Docs" in the [Plans Tab](#))

