



MASONIC TEMPLE

60/64 MAIN STREET, BINGHAMTON, NY 13905



SCOTT WARREN

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Warren Real Estate

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830 Hanshaw Road, Ithaca, NY 14850

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PROPERTY INFORMATION



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EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$1,500,000
Available SF:	2,500 - 31,000 SF
Lot Size:	0.78 Acres
Building Size:	60,379 SF
Zoning:	Commercial
Market:	Binghamton Office
Submarket:	Binghamton Housing
Price / SF:	\$24.84

PROPERTY OVERVIEW

Offered for sale is this 60,379 Square Foot building on .39 acres with a .39 Acre parking lot. This is an ideal location for development of an office or housing project. On Main Street in Binghamton. Between Murray and Oak Street. This location has an average daily traffic count of 16,597. It is walking distance to downtown Binghamton's Restaurants, Shops, Night Clubs and amenities. A retail and Housing analysis indicate a number of potential uses. This is a solid mason building.

PROPERTY HIGHLIGHTS

- 60,379 Square Foot Building with a parking lot.
- Great location. On Main Street.
- Average daily traffic count 16,597.
- Walking Distance to Downtown Binghamton.



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COMPLETE HIGHLIGHTS



LOCATION INFORMATION

Building Name	Masonic Temple
Street Address	60/64 Main Street
City, State, Zip	Binghamton, NY 13905
County	Broome
Market	Binghamton Office
Sub-market	Binghamton Housing
Cross-Streets	Murray
Signal Intersection	No

BUILDING INFORMATION

Building Class	C
Free Standing	No

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ADDITIONAL PHOTOS



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LOCATION INFORMATION



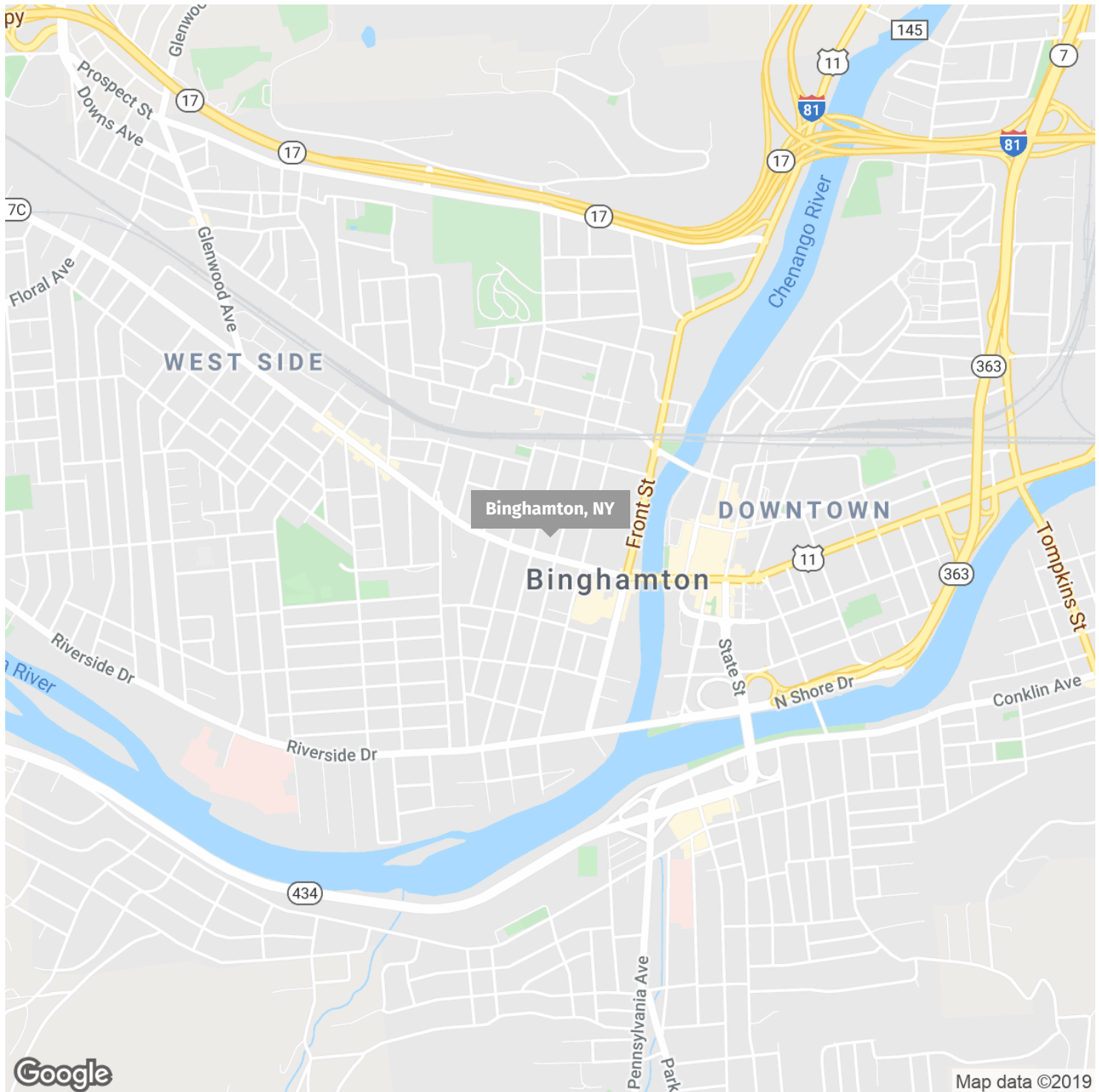
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REGIONAL MAP



Google

Map data ©2019



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LOCATION MAPS

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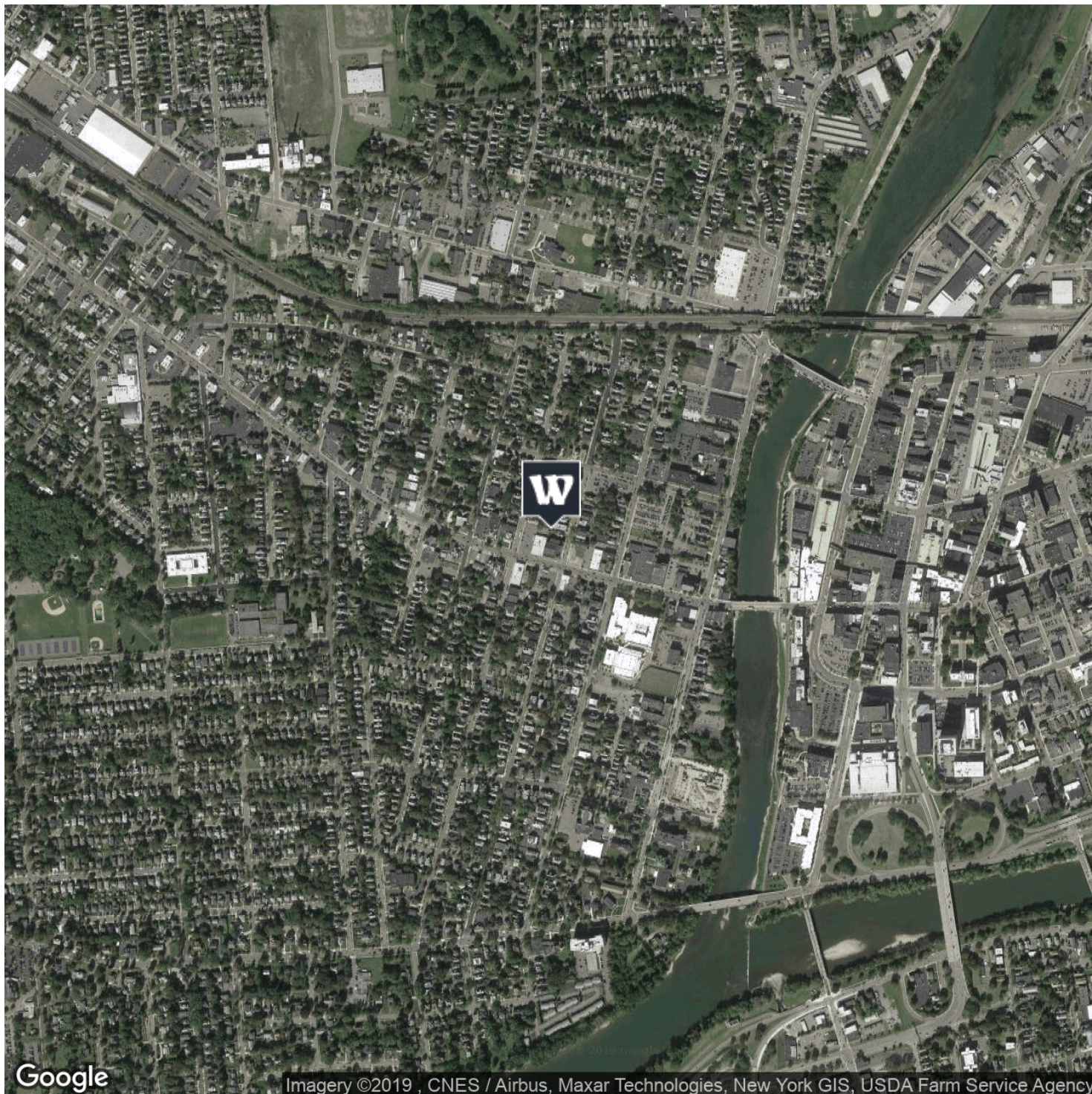
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AERIAL MAPS



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FINANCIAL ANALYSIS



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FINANCIAL SUMMARY

INVESTMENT OVERVIEW

60/64 MAIN STREET BINGHAMTON, NY

Price	\$1,500,000
Price per SF	\$24.84
CAP Rate	-
Cash-on-Cash Return (yr 1)	- %
Total Return (yr 1)	-
Debt Coverage Ratio	-

OPERATING DATA

60/64 MAIN STREET BINGHAMTON, NY

Gross Scheduled Income	-
Other Income	-
Total Scheduled Income	-
Vacancy Cost	-
Gross Income	-
Operating Expenses	-
Net Operating Income	-
Pre-Tax Cash Flow	-

FINANCING DATA

60/64 MAIN STREET BINGHAMTON, NY

Down Payment	-
Loan Amount	-
Debt Service	-
Debt Service Monthly	-
Principal Reduction (yr 1)	-



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DEMOGRAPHICS



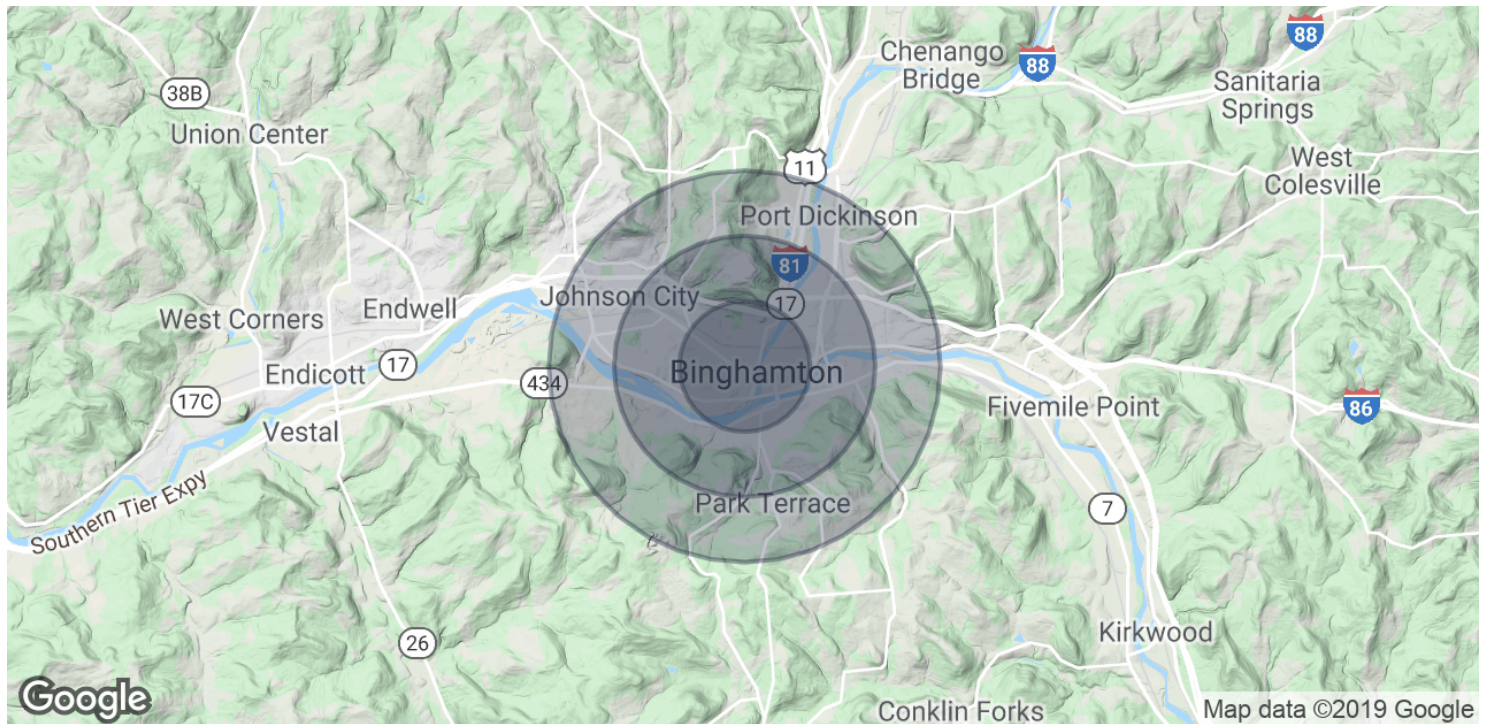
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	2 MILES	3 MILES
Total Population	17,376	49,565	81,715
Median age	37.7	38.6	37.2
Median age (Male)	32.8	35.0	34.1
Median age (Female)	43.5	41.9	40.2
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	8,255	22,591	34,584
# of persons per HH	2.1	2.2	2.4
Average HH income	\$42,198	\$47,656	\$47,181
Average house value	\$107,878	\$109,761	\$103,800

* Demographic data derived from 2010 US Census


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ADVISOR BIOS



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ADVISOR BIO 1

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Direct: 607.621.0439**PROFESSIONAL BACKGROUND**

Scott began a financial services career in 1986. He has held a variety of Sales and Marketing positions including: Agent, District Manager, Regional Sales Director responsible for 5 States to a Corporate Executive with Columbian Mutual Life Insurance Company. He then, with his 2 partners, built a National Marketing Organization which operated in all 50 States and had over 7,000 Agents.

Since he sold his share of the Marketing Organization Scott became a full time Commercial Realtor. He is a multi-million dollar a year producer. He has earned a Certificate in Commercial Real Estate from Cornell University's SC Johnson School of Business. Scott is also working towards his CCIM designation and has completed coursework in: User Decision Analysis, Market Analysis, Construction cost estimating and scheduling, 1031 tax deferred exchange, Financial Analysis, Negotiations, Creating Reliable valuations, Financial modeling for Real Estate Development and Construction Management and Project Delivery.

Scott has closed Hotels, Banks, Churches, Multi Use Properties, Strip plaza's, Multi-Family Properties and multi-million dollar development projects. Scott is one of the most active Realtors in the Upstate Investment market.

EDUCATION

Bachelor of Science, Industrial Engineering - State University of New York at Binghamton 1985.

MEMBERSHIPS

CCIM

NYSCAR

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