

➤ JUST LISTED · BINGHAMTON, NEW YORK

**32 SEMINARY  
AVENUE**

BINGHAMTON UNIVERSITY STUDENT HOUSING

**11**

BEDROOMS

**100%**

OCCUPIED

**2027**

LEASED THRU

**FULLY LEASED THROUGH MAY 2027**

Immediate cash flow from day of closing — zero lease-up risk

## **11 BEDROOMS. ZERO VACANCY. READY TO CASH FLOW.**

32 Seminary Avenue is a rare, fully-stabilized student housing asset in Binghamton's most consistent rental market. With 11 bedrooms generating simultaneous income and a lease in place through May 2027, this property delivers what every investor wants: secured revenue with zero work required at closing.

Binghamton University's 18,000+ enrollment ensures demand stays strong year after year. Compare the cap rates here to anything available back in NYC, NJ, or Philly — the numbers speak for themselves.

- 11 individual bedrooms
- Fully leased — May 2027
- Near Binghamton University
- 2 full academic years secured
- Strong per-bedroom rental rates
- Proven rental history
- Ideal for 1031 exchange
- Pro forma available

**SCHEDULE A SHOWING TODAY**

Financials & rent roll available to qualified buyers

ASKING PRICE

**\$638,000**

ASSOCIATE BROKER · SALL REAL ESTATE

**DAVID MICHA**

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