



Offering Memorandum



1105 Monroe Street

ENDICOTT, NY 13760



The Team

MEET THE TEAM



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Property Information



PROPERTY SUMMARY

1105 MONROE ST. (SALE AND LEASE)

1105 MONROE STREET
ENDICOTT, NY 13760

OFFERING SUMMARY

SALE PRICE:	\$250,000
LEASE RATE:	\$8 SF/yr (NNN)
BUILDING SIZE:	8,824 SF
AVAILABLE SF:	8,824 SF
LOT SIZE:	0.47 Acres
PRICE / SF:	\$28.33



PROPERTY SUMMARY

8,824 SF Class B office building located in Endicott, the historic birthplace of IBM. Ideally situated one block from North Street and within walking distance to BAE Systems, this property offers a prime opportunity in an area experiencing major revitalization. Washington Avenue, just a block away, is undergoing redevelopment, positioning this site for long-term growth and increasing demand for housing.

The building features central air, 3-phase electric, handicap ramp access, extensive plumbing, multiple exam rooms, and private offices. Two privately owned parking lots provide ample on-site parking. Well suited for continued medical or professional office use, or potential redevelopment into a 10-unit multifamily property.

PROPERTY HIGHLIGHTS

- 6,000 SF across two floors plus 3,000 SF lower level, adaptable to tenant needs - totaling 8,824 SF
- Functional layout with reception area, exam rooms, nurses' station, and offices
- Central air, two private parking lots, and ramp access for convenience
- Walkable location near BAE Systems and the Huron Campus, ideal for medical or office use
- Adaptable for medical, dental, or office use with potential multifamily redevelopment for up to 10 units



EXAM ROOMS



ADMINISTRATIVE OFFICES

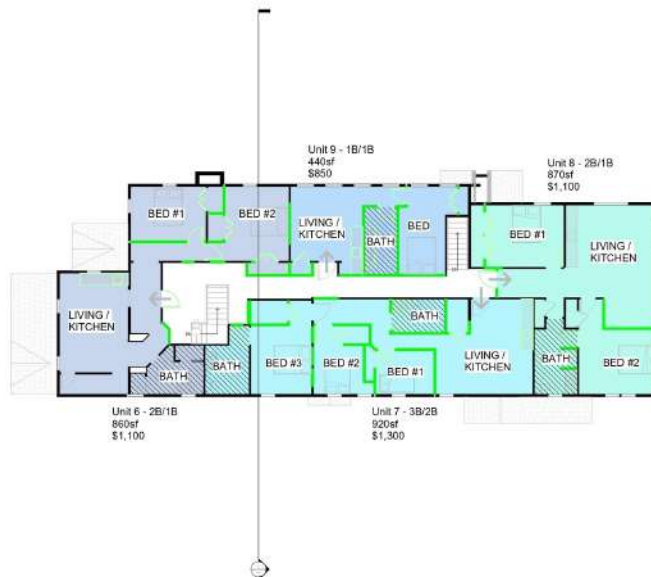
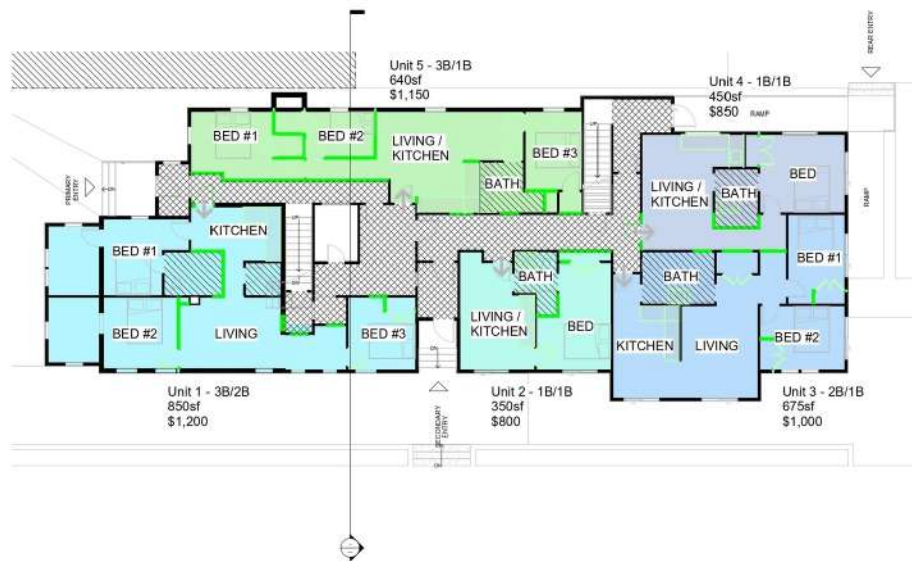


LOWER-LEVEL STORAGE

PROPERTY PHOTOS



REDEVELOPMENT PLANS (10-UNIT MULTIFAMILY)



FLOOR PLANS

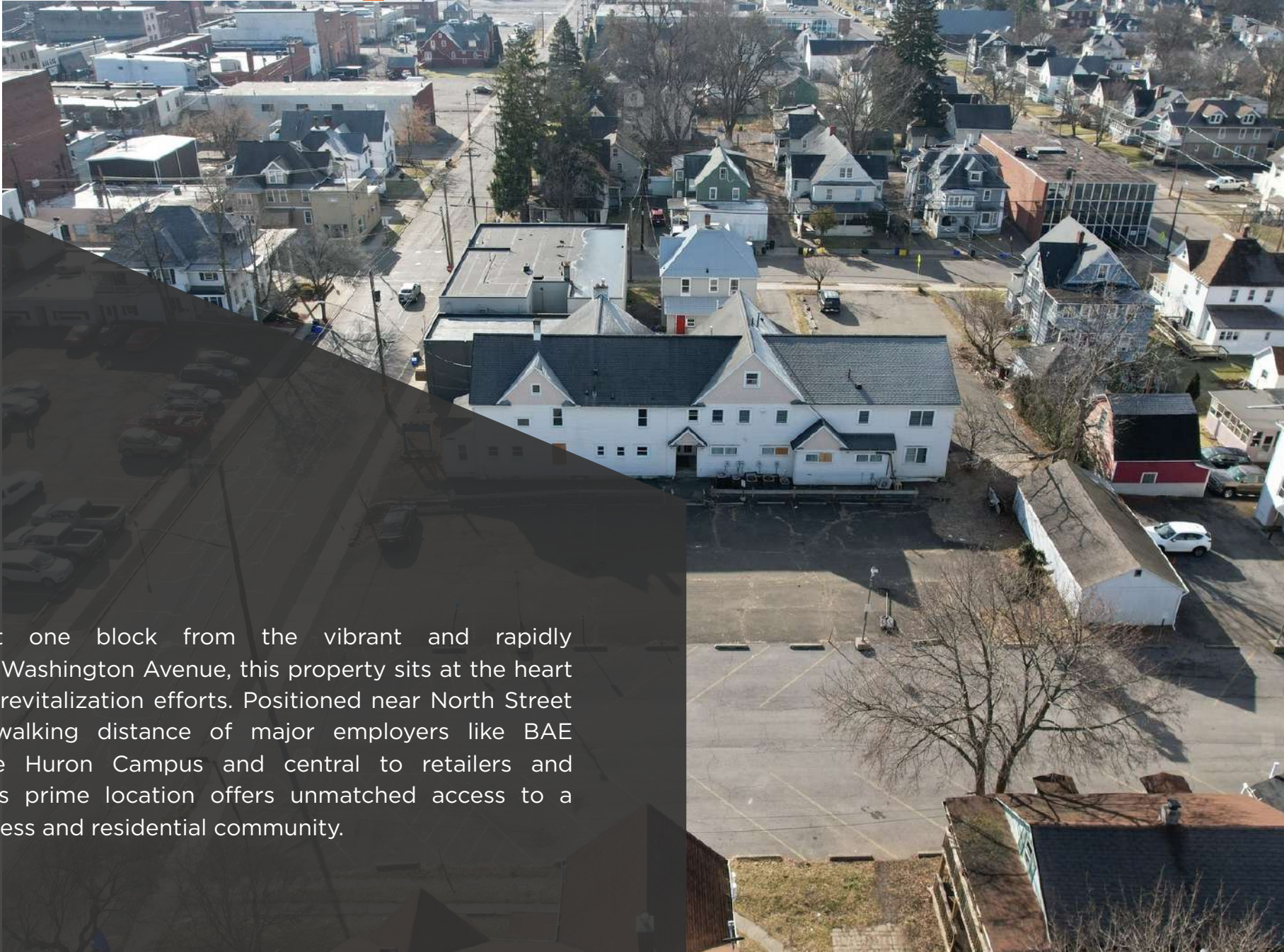




Location Information

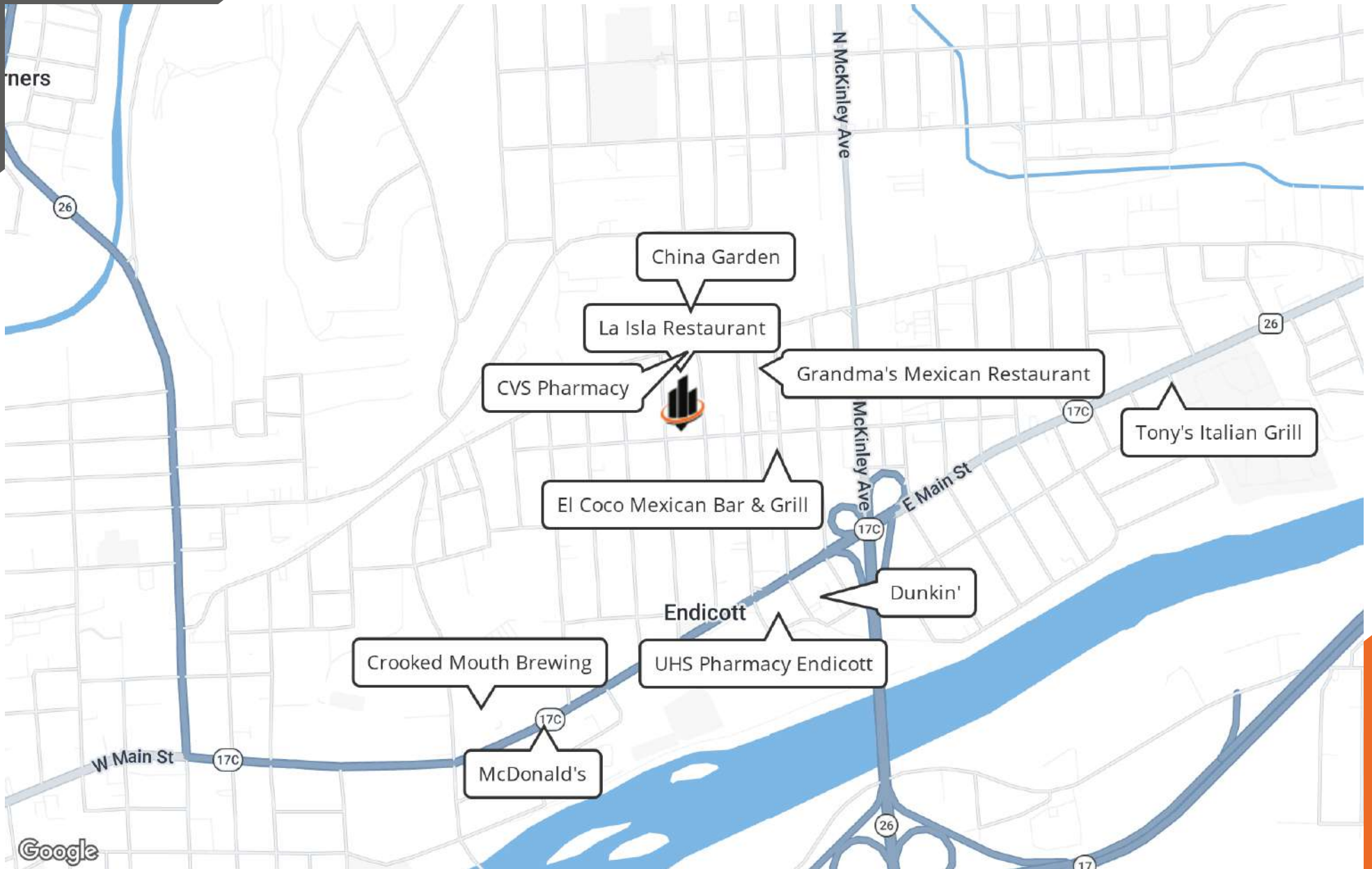


LOCATION DESCRIPTION

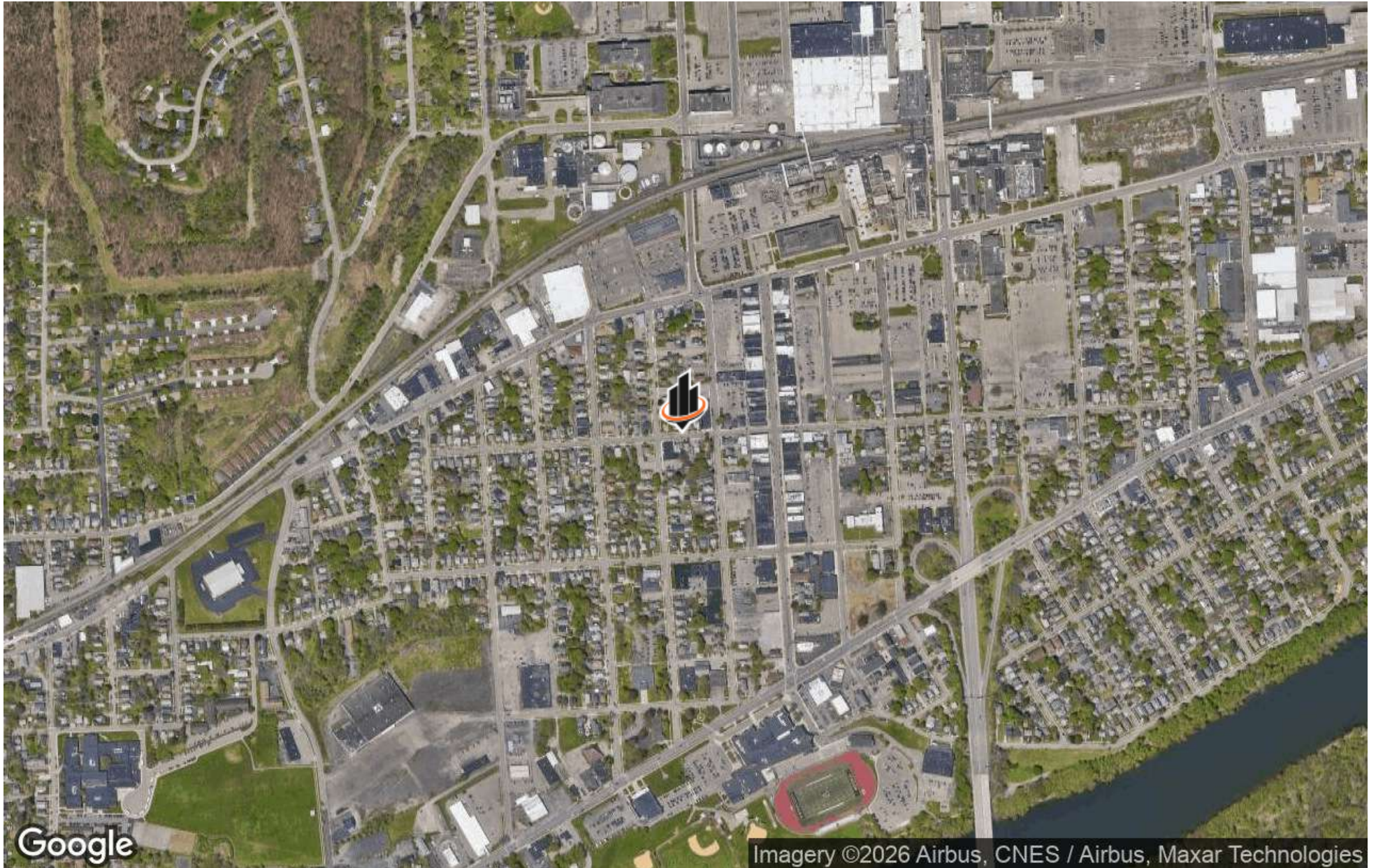


Located just one block from the vibrant and rapidly redeveloping Washington Avenue, this property sits at the heart of Endicott's revitalization efforts. Positioned near North Street and within walking distance of major employers like BAE Systems, The Huron Campus and central to retailers and amenities this prime location offers unmatched access to a thriving business and residential community.

RETAILER MAP



AERIAL MAP





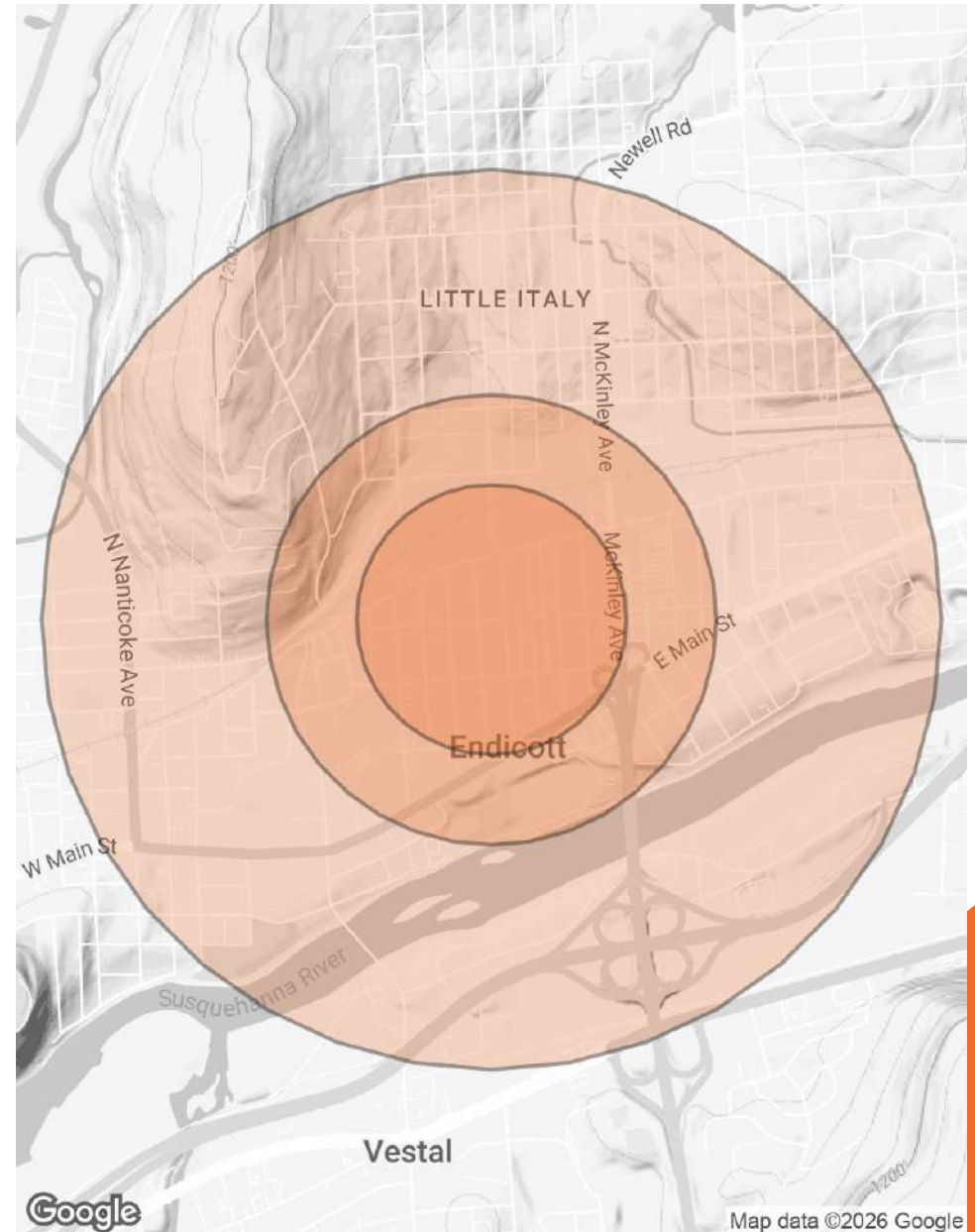
Demographics

DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	1,104	3,155	12,998
AVERAGE AGE	37	39	41
AVERAGE AGE (MALE)	37	38	40
AVERAGE AGE (FEMALE)	37	39	43

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	476	1,399	5,807
# OF PERSONS PER HH	2.3	2.3	2.2
AVERAGE HH INCOME	\$52,500	\$56,065	\$63,719
AVERAGE HOUSE VALUE	\$136,578	\$152,407	\$146,845

2020 American Community Survey (ACS)



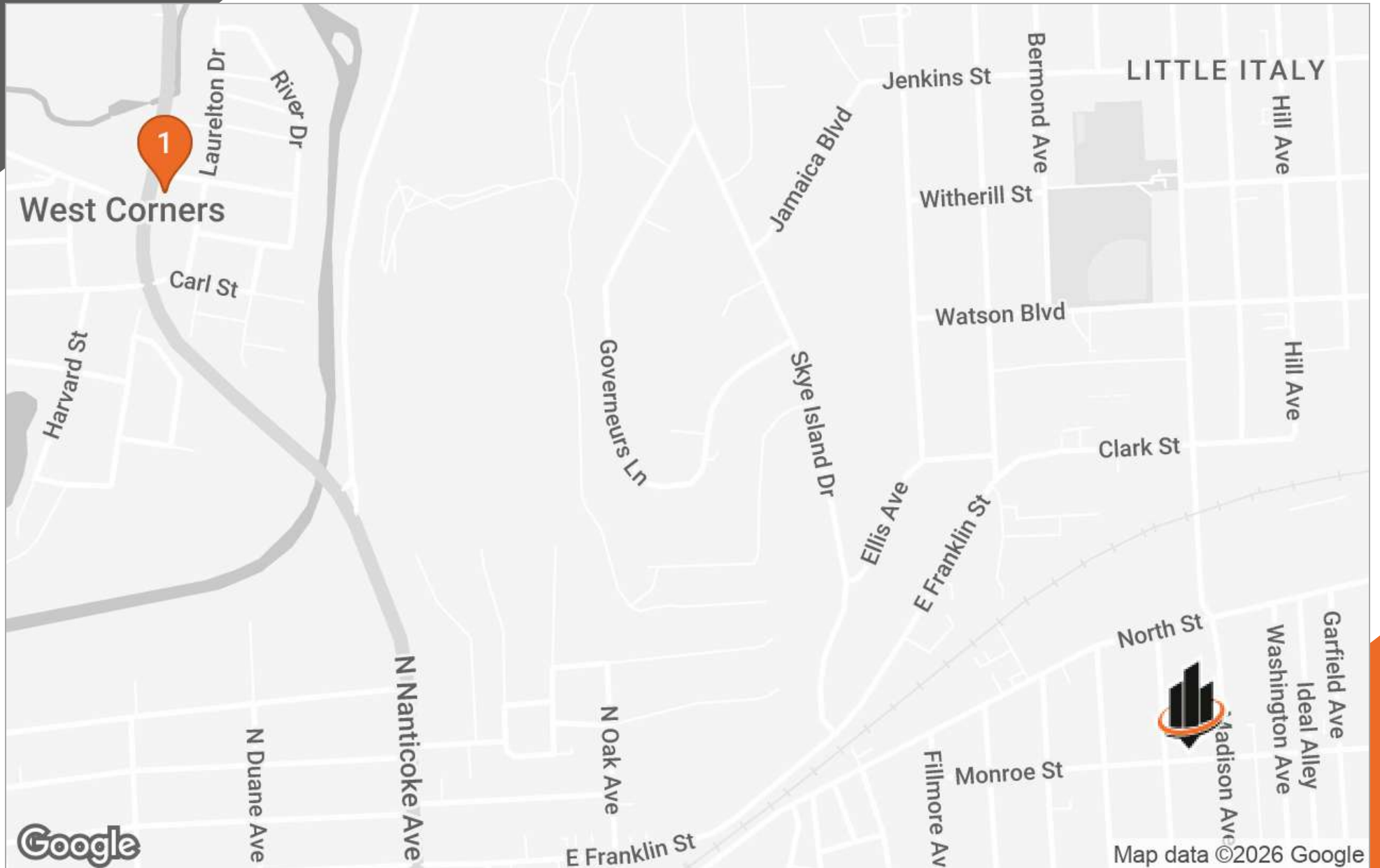


Sale Comparables

SALE COMPS MAP & SUMMARY

	NAME/ADDRESS	PRICE	BLDG SIZE
★	1105 Monroe St. (Sale and Lease) 1105 Monroe Street Endicott, NY	\$250,000	8,824 SF
1	1104 Union Center Maine Highway Endicott, NY	\$335,000	5,832 SF
AVERAGES		\$335,000	5,832 SF

SALE COMPS MAP & SUMMARY



SALE COMPS



★ 1105 MONROE ST. (SALE AND LEASE)

1105 Monroe Street
Endicott, NY 13760



1. 1104 UNION CENTER MAINE HIGHWAY

Endicott, NY 13760

PRICE:	\$250,000	BLDG SIZE:	8,824 SF
LOT SIZE:	0.47 Acres	NO. UNITS:	1
YEAR BUILT:	1980		

PRICE:	\$335,000	BLDG SIZE:	5,832 SF
YEAR BUILT:	1970		



Property Analysis

SWOT ANALYSIS

STRENGTH



- **Strategic Location:** Situated just off North Street and within walking distance of major employers such as BAE Systems and The Huron Campus, the property benefits from steady local workforce traffic and accessibility to nearby retailers, dining, and services.
- **Flexible Zoning:** Neighborhood Commercial zoning supports a wide range of uses, from professional office to potential residential conversion, allowing adaptability based on market demand.
- **Redevelopment Potential:** With approximately 8,824 SF of existing structure, the building presents a strong foundation for conversion into a 10-unit multifamily property, aligning with the growing residential demand driven by area employers and recent economic activity in Endicott.
- **Affordable Entry Price:** Offered at \$325,000, the property provides a low cost per square foot for investors seeking to reposition or redevelop within a revitalizing community.

WEAKNESS



- **Vacant and Ready for Repositioning:** The property is currently unoccupied, allowing a new owner the freedom to reposition or redevelop without tenant relocation or lease complications.
- **Older Construction with Improvement Potential:** Built in 1980, the building may benefit from modernization or upgrades, giving investors the opportunity to add value and enhance returns through targeted improvements.

OPPORTUNITY



- **Residential Conversion:** Strong potential for adaptive reuse as a 10-unit multifamily, supported by rising rental demand and limited new housing supply in Endicott's workforce and student markets.
- **Revitalization Momentum:** The area is seeing continued investment tied to nearby industrial and technology initiatives, including new manufacturing facilities and research-driven projects that enhance long-term property values.

THREAT



- **Evolving Market Conditions:** Endicott's shift toward technology and advanced manufacturing may influence short-term demand cycles, though it supports sustained long-term growth.
- **Redevelopment Planning Requirements:** Conversion to multifamily use would require planning and capital investment, which also presents an opportunity for customization and modernization to current standards.

	Pro Forma Lease / Owner-User Scenario:	Redevelopment Scenario (10-Unit Multifamily Conversion):
Property Type	Office / Professional Use	10-Unit Multifamily (Proposed)
Acquisition Cost	\$325,000	\$875,000 (includes \$550,000 renovation)
Potential Rent	\$8.00/SF NNN	\$1,050 Avg Monthly Rent per Unit
Gross Annual Income	\$48,000	\$126,000
Vacancy / Credit Loss (5%)	(\$2,400)	(\$6,300)
Effective Gross Income (EGI)	\$45,600	\$119,700
Operating Expenses	Tenant-Paid (NNN)	(\$41,895) (35% of EGI)
Net Operating Income (NOI)	\$45,600	\$77,805
Implied Market Value (Cap Approach)	\$470,000 (at 9.5% cap)	\$1,200,000 (at 8.9% cap)
Equity Gain (Potential Upside)	+ \$145,000	+ \$325,000
Stabilization Timeline	6-12 Months	12-18 Months



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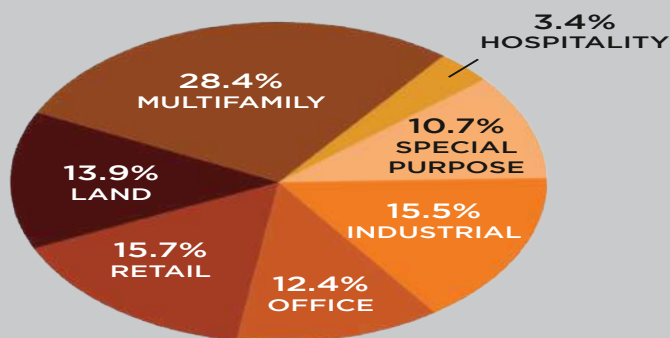
Commitment to working together to creat **amazing value** with our clients, colleagues and our communities

THE SHARED VALUE NETWORK®

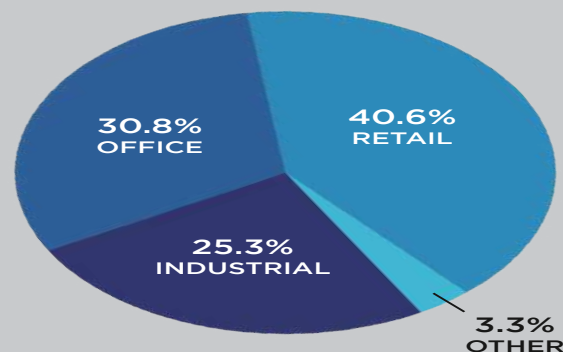
WORK®

SVN® was founded on the belief that **proactively cooperating and collaborating** with the global commercial real estate community is the right thing to do for our clients and the best way to ensure **maximum value** for a property. When a client chooses SVN, they **mobilize the entire SVN organization** of experts and all our trusted relationships to act on their behalf. We **share data, knowledge, and opportunities** with the entire brokerage community. This model ensures gives our offices and Advisors an **opportunity for exponential growth** and **unmatched earning potential**. This belief in a **Shared Value Network®** is what forms the foundation of the SVN® Difference.

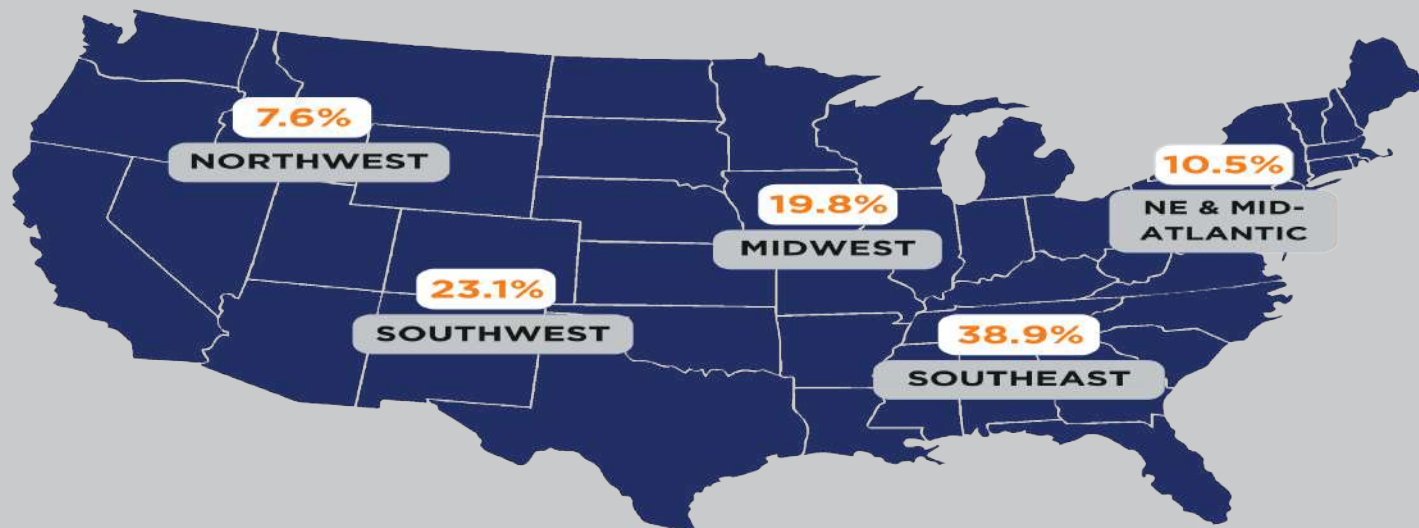
SALES



LEASING



TRANSACTION VOLUME UNITED STATES NATIONAL DISTRIBUTION



*DATA BASED ON US SALES

**Leasing includes both Landlord and Tenant Representation.

***The statistics in this document were compiled from all transactions reported by our franchisees in 2025. They are not audited.

MARKETING PLATFORM



- ✓ PROPERTY SIGNAGE
- ✓ PROPERTY POSTCARDS
- ✓ REGIONAL EMAIL BLAST
- ✓ CRE FEATURED PROPERTY BLAST
- ✓ SVN NATIONAL BLAST EMAIL
- ✓ BUILDOUT PROPERTY & MARKETING PLATFORM
- ✓ DIRECT EMAIL, MAIL & PHONE CALLS
- ✓ MARKETING & SOCIAL MEDIA TEMPLATES
- ✓ SOCIAL MEDIA & PROMOTION
- ✓ INTERACTIVE APPS
- ✓ WEEKLY FEATURED PROPERTIES



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