



71-73 Albert Street



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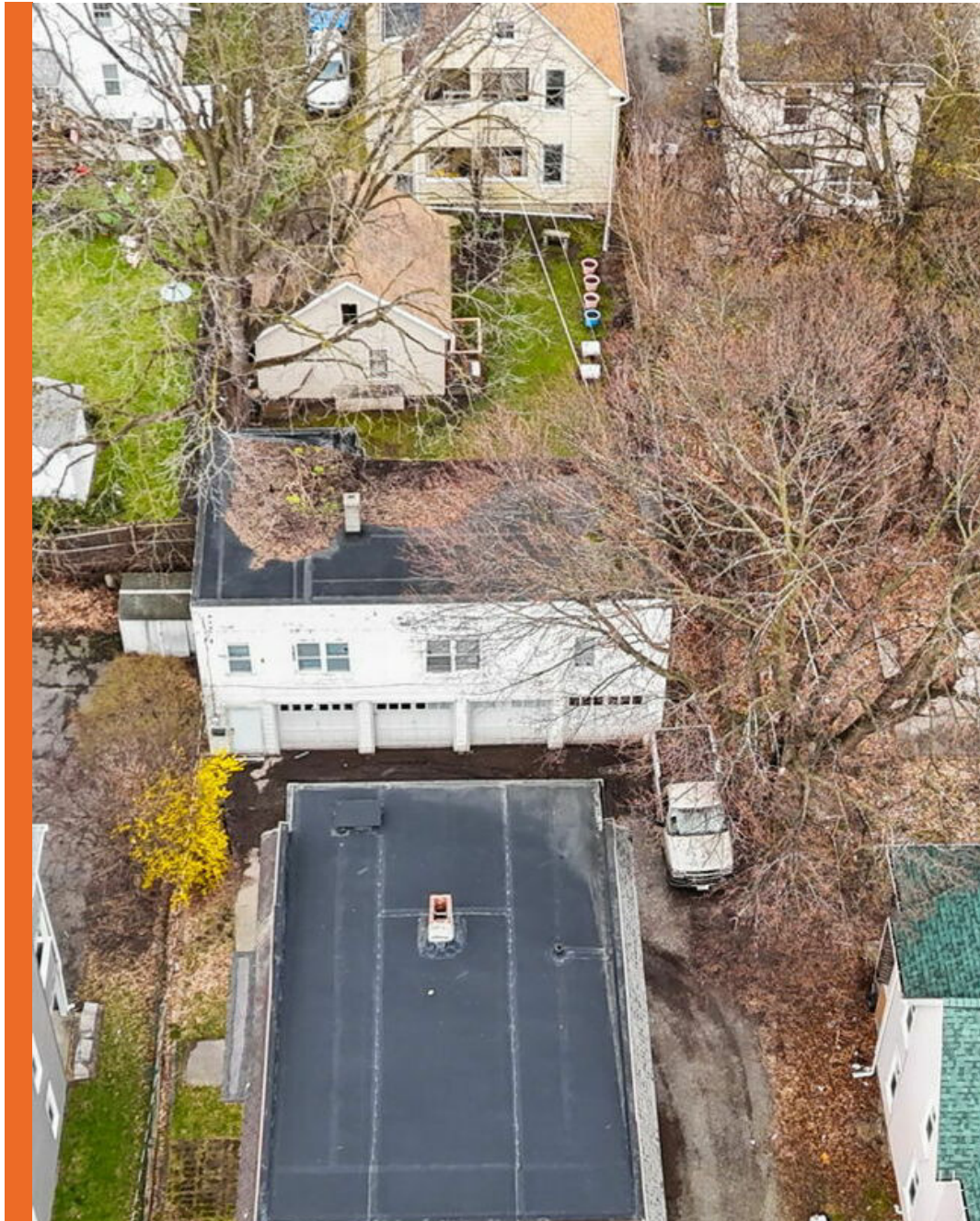
YOUR TEAM OF ADVISORS



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Coty Lunn is a Licensed Commercial Real Estate Salesperson with SVN Innovative Commercial Advisors, bringing more than seven years of experience and over 300 successful transactions. He represents investors, developers, and business owners throughout Upstate New York with a disciplined, results-driven approach that consistently delivers measurable value. A native of Endicott, Coty combines local expertise with firsthand investment experience through his personal real estate portfolio. His background in criminal justice reinforces his commitment to integrity and accountability, while his proficiency in drone videography and photography enhances property marketing and client engagement. Coty's focus, insight, and dedication make him a trusted advisor in the region's commercial real estate market.



Property Information



PROPERTY SUMMARY

71-73 ALBERT STREET

JOHNSON CITY, NY 13790

OFFERING SUMMARY

SALE PRICE: \$374,900

BUILDING SIZE: 3,183 SF

AVAILABLE SF:

LOT SIZE:

PRICE / SF: \$117.78

CAP RATE: 10.0%



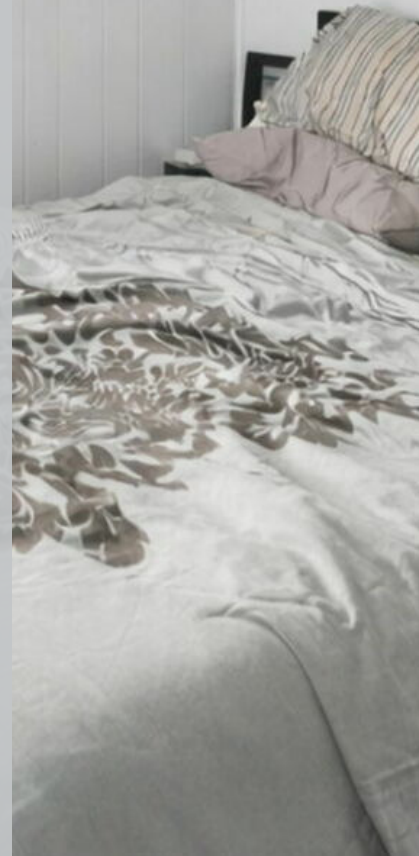
PROPERTY SUMMARY

Fully renovated, turnkey 4-family property located in Johnson City offering a strong blend of stability and upside for investors. The building features 4 units, with 3 furnished apartments and 1 unfurnished unit, providing flexibility for both short-term or traditional rental strategies.

Each apartment has been thoughtfully updated with newer kitchens, modern bathrooms, laminate flooring, and fresh paint throughout, creating a clean and attractive living space for tenants. The property has been well cared for, with key mechanical updates already completed, including a newer boiler serving one of the main apartments and a new heater installed in the garage apartment.

In addition, the property includes a 4-car garage, presenting an excellent opportunity for additional income through tenant or third-party rentals.

This is a true turnkey asset ideal for investors looking for a low-maintenance property with immediate income potential. The furnished units offer the opportunity to command premium rents, while the overall condition minimizes near-term capital expenditures. Located in close proximity to local Oakdale commons (mall), amenities, healthcare, shopping, and major roadways, this property is well-positioned to attract and retain tenants.

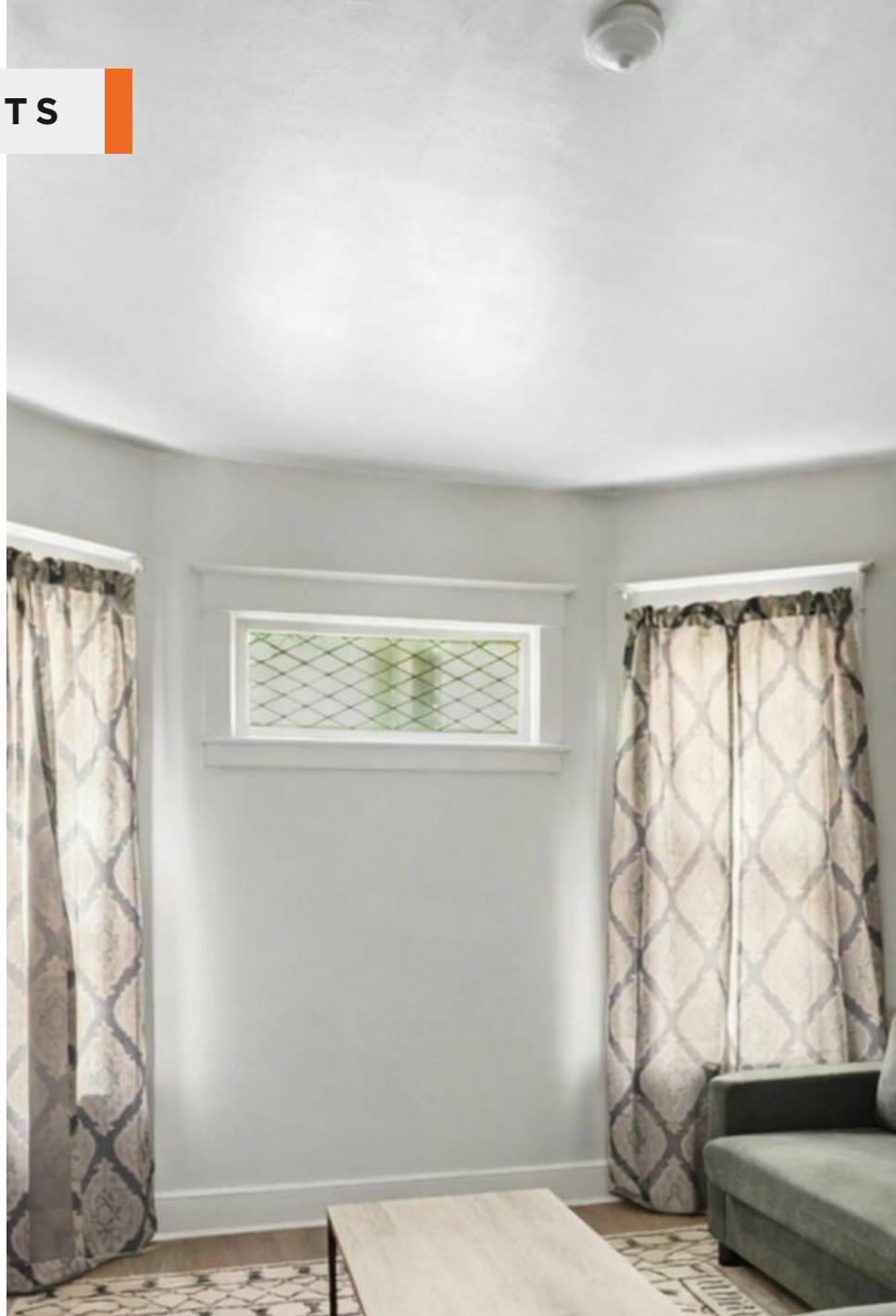


PROPERTY HIGHLIGHTS

- Turnkey investment
- 4-car garage can be rented for additional income
- 4 furnished apartments
- Fully renovated apartments
- Close to UHS Wilson Hospital, restaurants, Johnson City downtown, amenities

Centrally located in Southern Tier

Close to the Oakdale Commons (mall)



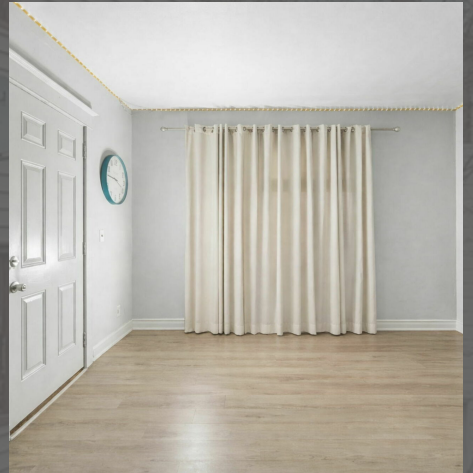
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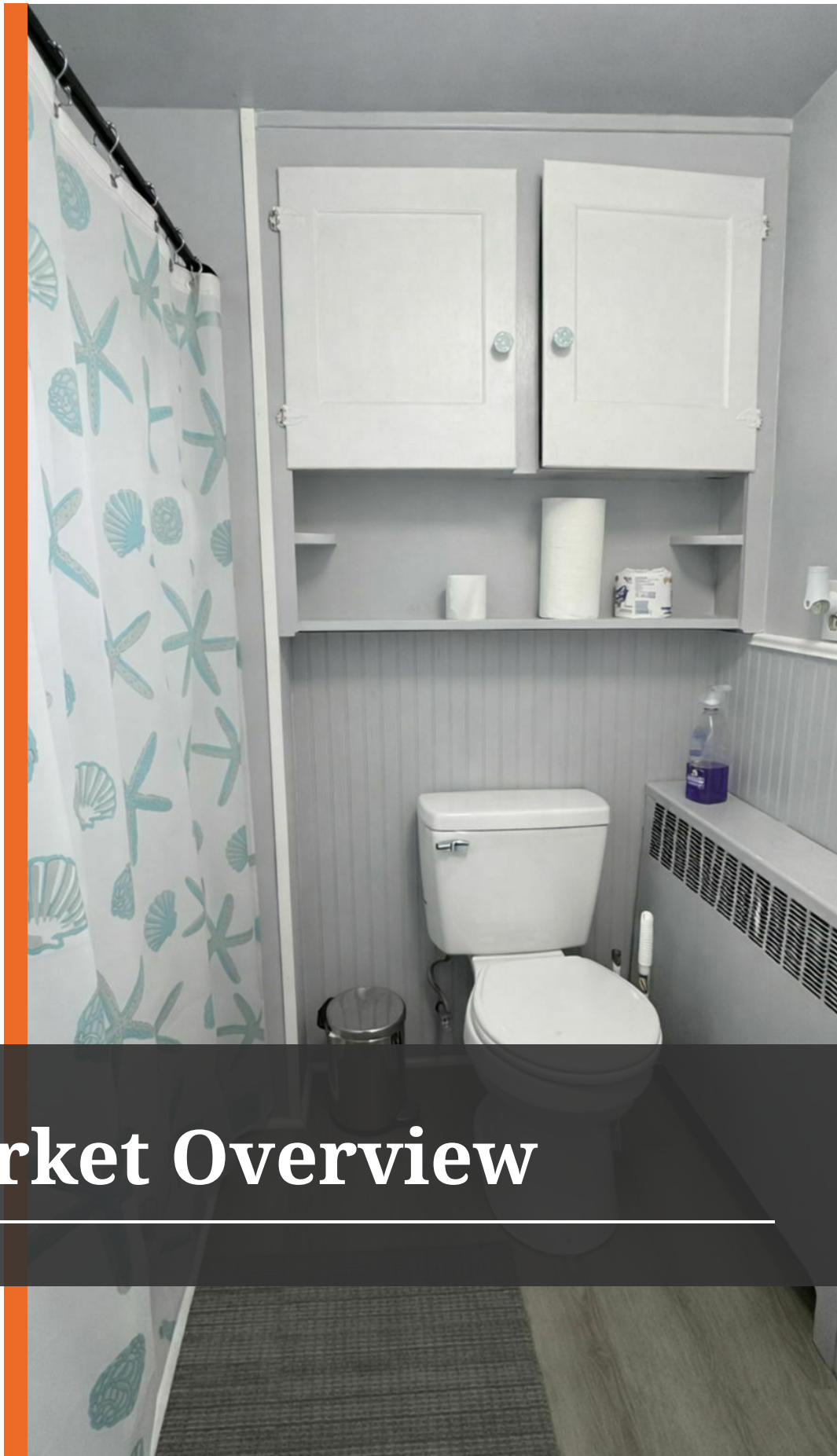


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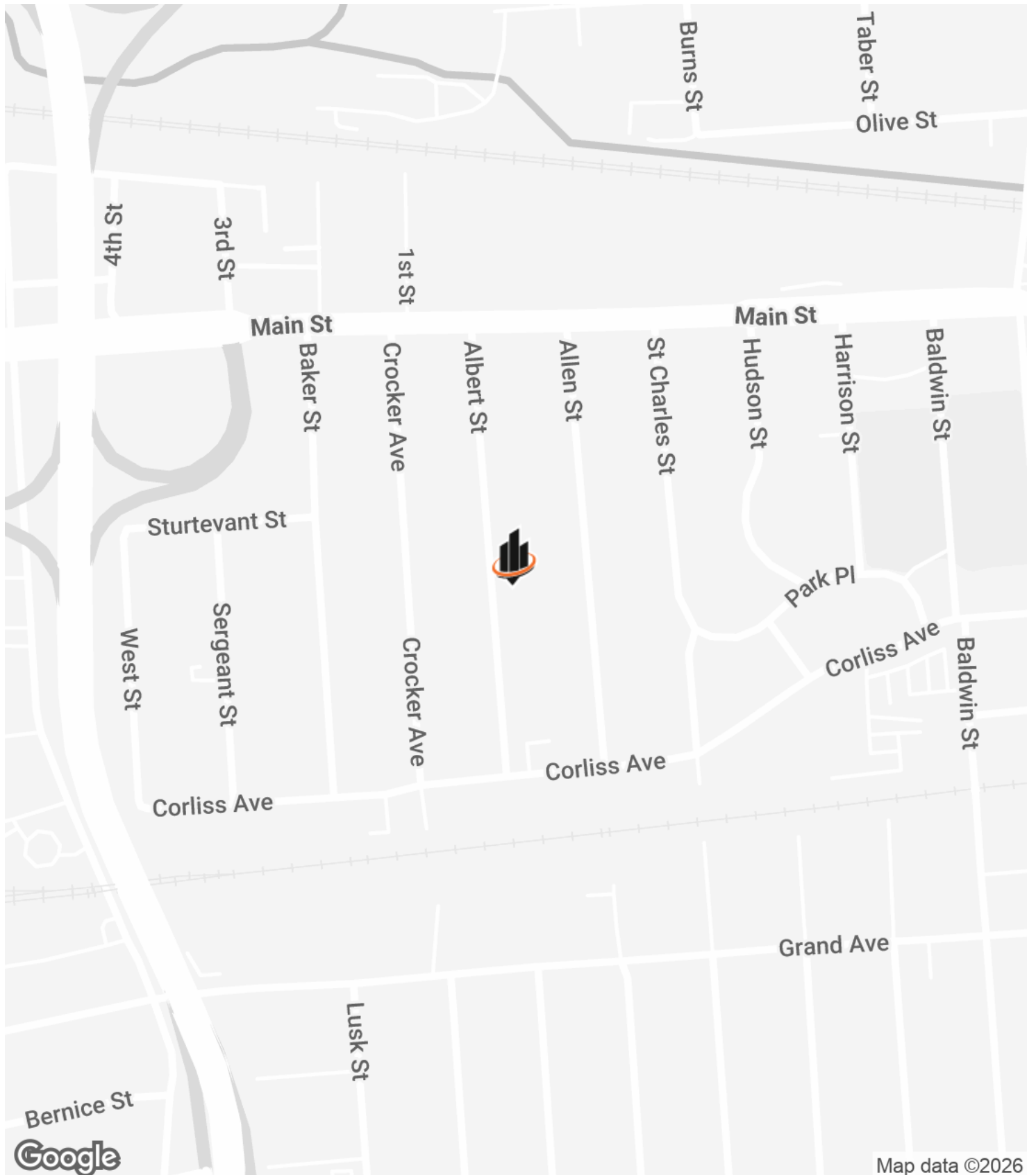
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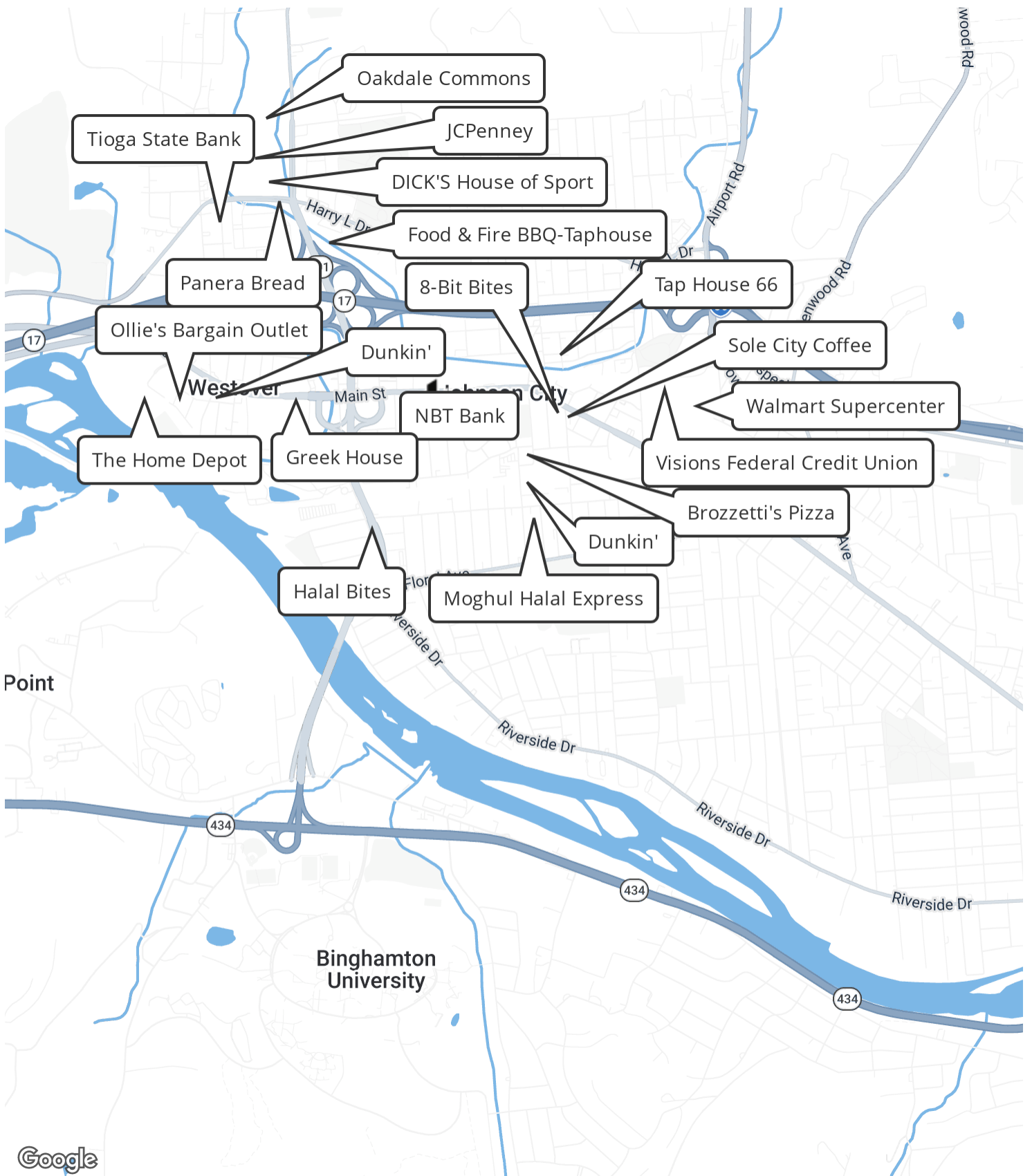


Market Overview

LOCATION MAP

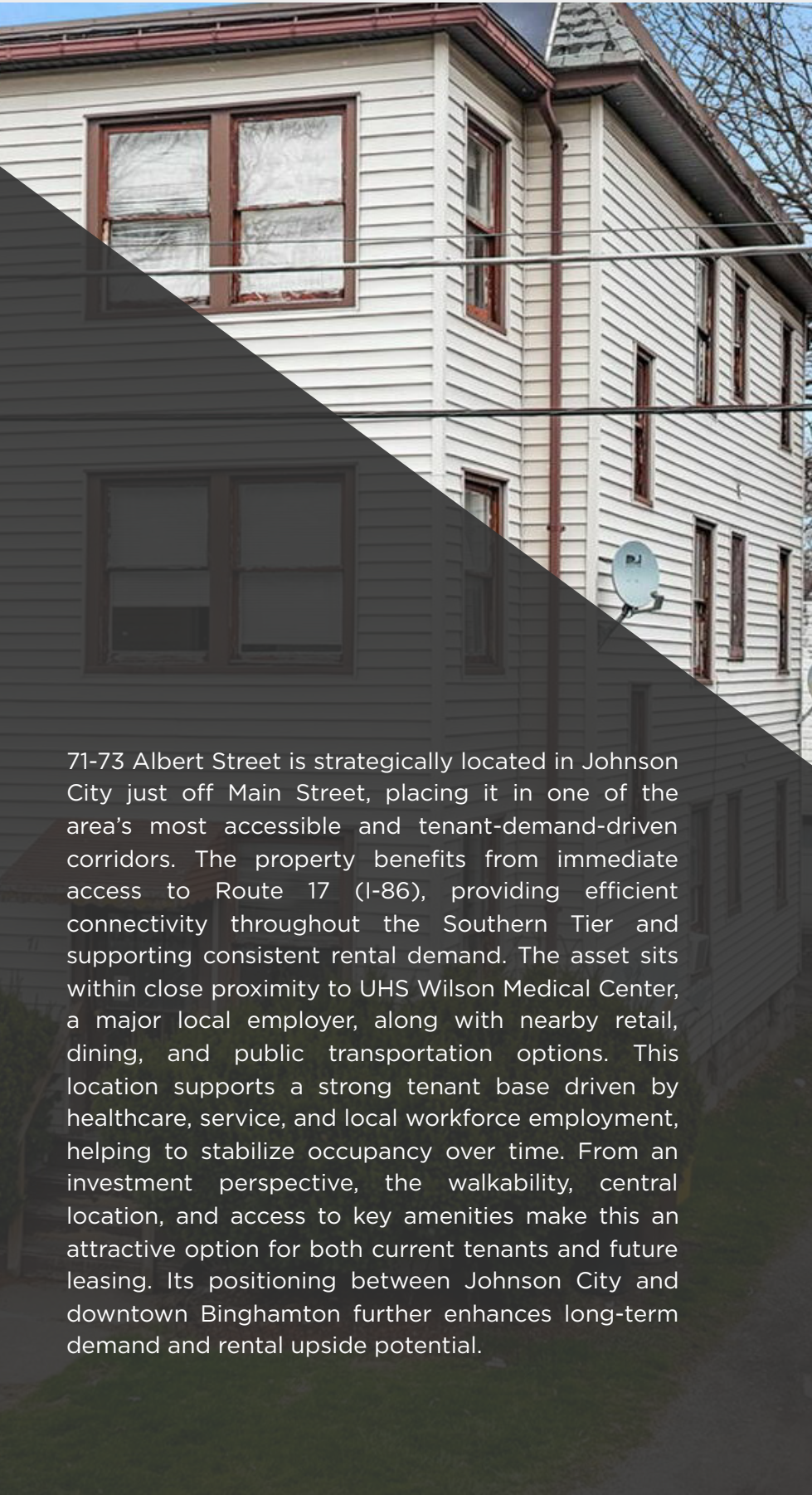


RETAILER MAP



Google

KEY DEMAND DRIVERS IN THE AREA



71-73 Albert Street is strategically located in Johnson City just off Main Street, placing it in one of the area's most accessible and tenant-demand-driven corridors. The property benefits from immediate access to Route 17 (I-86), providing efficient connectivity throughout the Southern Tier and supporting consistent rental demand. The asset sits within close proximity to UHS Wilson Medical Center, a major local employer, along with nearby retail, dining, and public transportation options. This location supports a strong tenant base driven by healthcare, service, and local workforce employment, helping to stabilize occupancy over time. From an investment perspective, the walkability, central location, and access to key amenities make this an attractive option for both current tenants and future leasing. Its positioning between Johnson City and downtown Binghamton further enhances long-term demand and rental upside potential.

Demand Drivers

- Located just off Main Street
- Immediate access to Route 17 (I-86)
- Close proximity to UHS Wilson Medical Center, a major employer
- Walkable to retail, dining, and everyday amenities
- Convenient access to public transportation
- Positioned between Johnson City and downtown Binghamton
- Tenant base supported by healthcare and local workforce employment
- Long-term rental upside driven by location and accessibility
- Located near Oakdale Commons (mall)

RENT ROLL

SUITE	BEDROOMS	BATHROOMS	RENT	SECURITY DEPOSIT	LEASE END
1	2	1	\$1,300	\$1,300	monthly
2	2	1	\$1,150	\$1,150	8/13/26
3	2	1	\$1,200	\$1,200	3/31/27
4	2	1	\$1,450	\$1,450	12/31/26
TOTALS			\$5,100	\$5,100	
AVERAGES			\$1,275	\$1,275	

INCOME & EXPENSES



INCOME SUMMARY

RENT	\$61,200
VACANCY COST	(\$1,836)
GROSS INCOME	\$59,364

EXPENSES SUMMARY

TAXES (ACTUAL)	\$8,058
INSURANCE (ACTUAL)	\$2,469
ELECTRIC + GAS (ACTUAL)	\$0
WATER + SEWER (ACTUAL)	\$3,187
MAINTENANCE (EST. 5%)	\$2,968
MANAGEMENT (EST. 8%)	\$4,749
MISCELLANEOUS (SNOW REMOVAL, LAWN CARE, ETC.)	\$431
OPERATING EXPENSES	\$21,862
NET OPERATING INCOME	\$37,502



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