

# FOR SALE

**304 Hoffman Street, Elmira, NY 14901**

*Versatile Office Building with Immediate Income Potential*

Property Type: Office / Medical / Mixed-Use

Building Size: 3,704 SF

Lot Size: 1.17 Acres

Zoning: BA – Commercial

Year Built: 1987

Price: \$340,000 (\$91.79/SF)

Occupancy: Leased through Fall 2025

Tax Assessment (2024): \$197,000

Annual Taxes: \$12,555

## **Highlights:**

- Attached to Arnot Orthopedic facility
- Off-street shared parking
- High foot traffic area
- Fully finished lower level with additional offices and amenities
- Modern flooring and updated interiors

## Interior Layout & Features

### Main Level:

- Welcoming waiting room and reception area
- 7 private offices
- 2 lavatories
- Spacious storage room

### Lower Level:

- 5 additional offices
- Large conference room
- Equipped kitchen
- Half lavatory
- Utility room

### Building Features:

- Stories: 1
- Construction: Brick
- Roof: Shingle
- Cooling: Central Air
- Heating: Baseboard, Natural Gas
- Utilities: Public Water & Sewer
- Accessibility: Accessible Full Bath

## Location & Demographics

### Location Overview:

- Situated in Elmira's central business district
- Proximity to major roads and public transportation
- Nearby amenities include retail shops, restaurants, and medical facilities

### Demographics (1-Mile Radius):

- Population: 7,200
- Average Household Income: \$42,000
- Median Age: 39.6
- Households: 3,100















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### Don't Miss This Opportunity!

Whether you're expanding your business, seeking an investment property, or looking for a versatile office space, 304 Hoffman Street offers a prime location with immediate income potential. Schedule a private tour today and envision the possibilities this property holds for your enterprise.

