



Offering Memorandum



24 Madison Avenue

ENDICOTT, NY 13760



The Team

MEET THE TEAM



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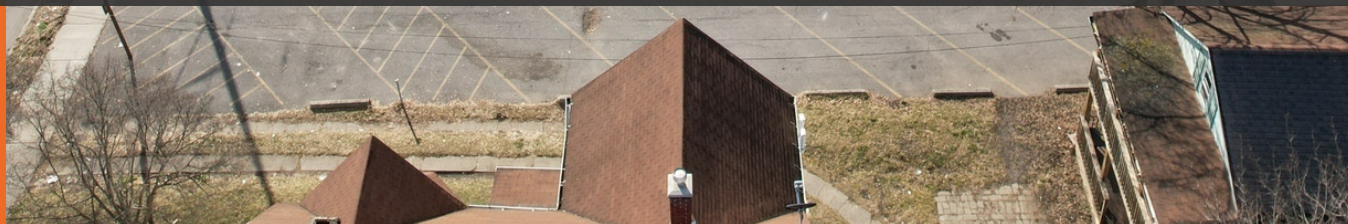
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Property Information



PROPERTY SUMMARY

24 MADISON AVENUE (SALE AND LEASE)

ENDICOTT, NY 13760

OFFERING SUMMARY

SALE PRICE:	\$199,000
LEASE RATE:	Negotiable
BUILDING SIZE:	8,824 SF
LOT SIZE:	0.47 Acres
PRICE / SF:	\$22.55

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**

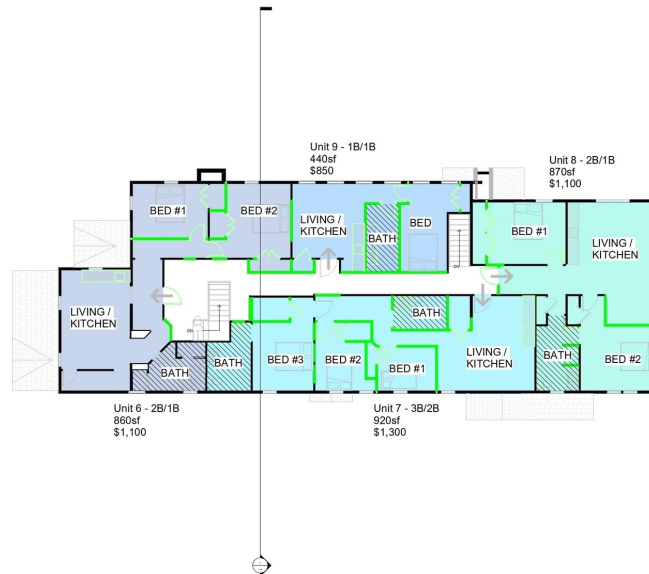
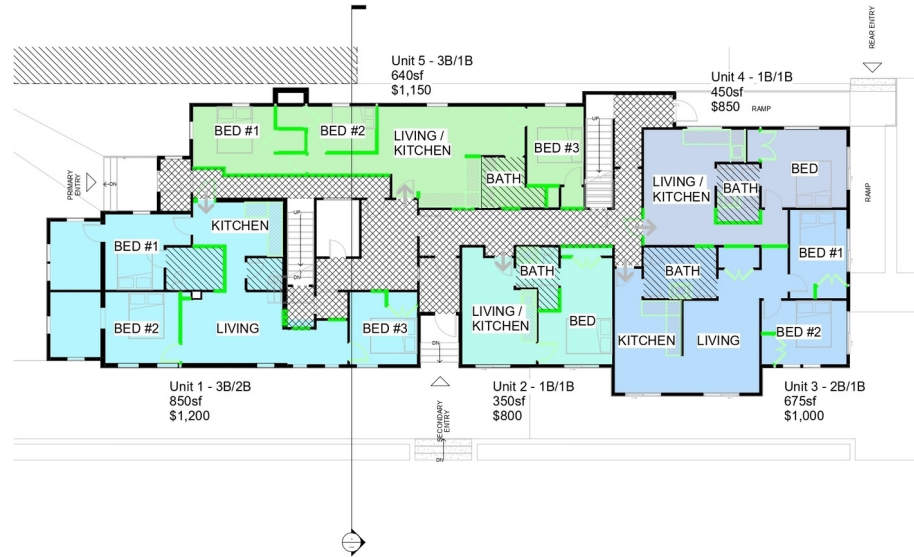


**LOWER-LEVEL
STORAGE**

PROPERTY PHOTOS



REDEVELOPMENT PLANS (10-UNIT MULTIFAMILY)



FLOOR PLANS





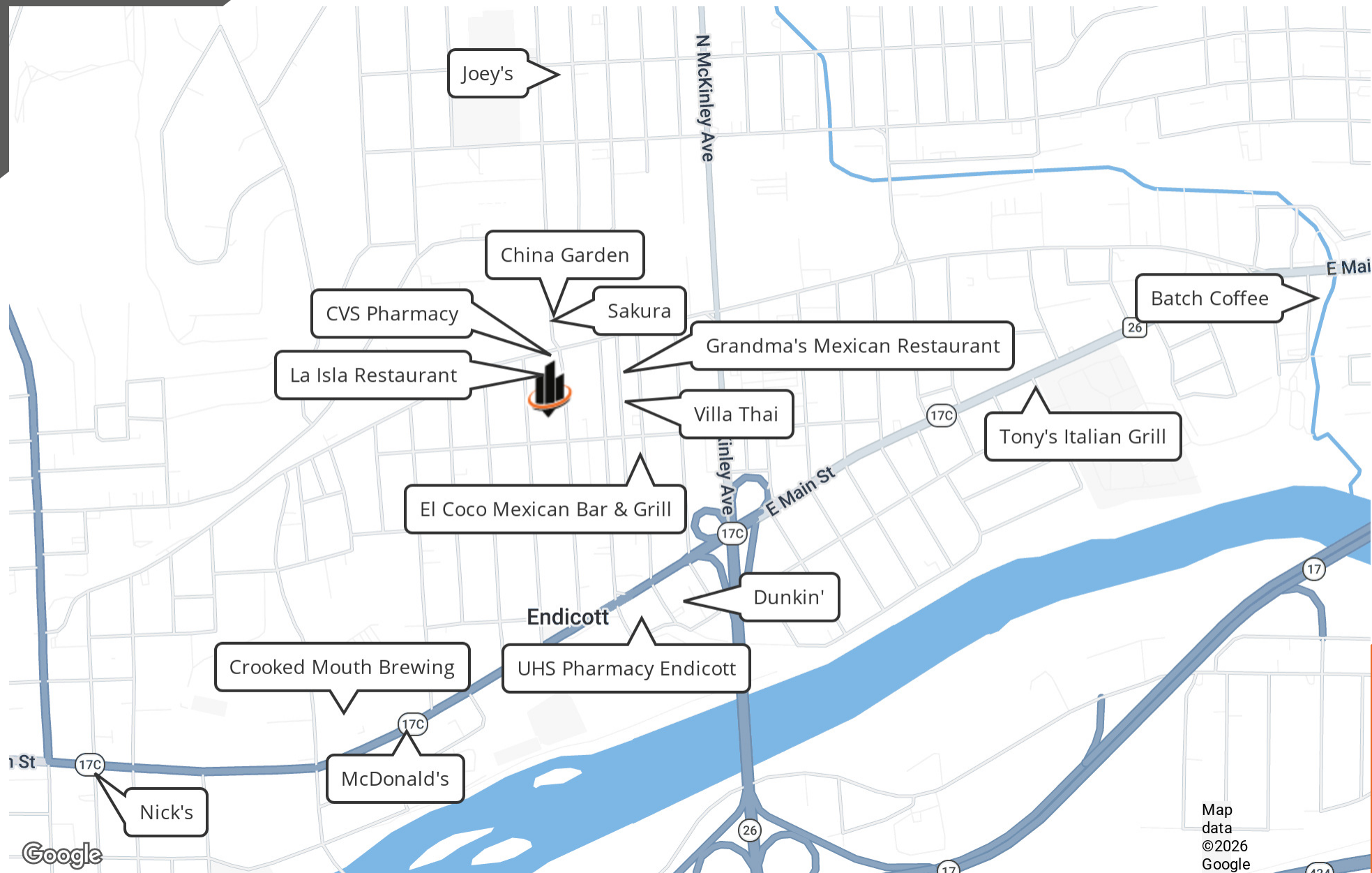
Location Information



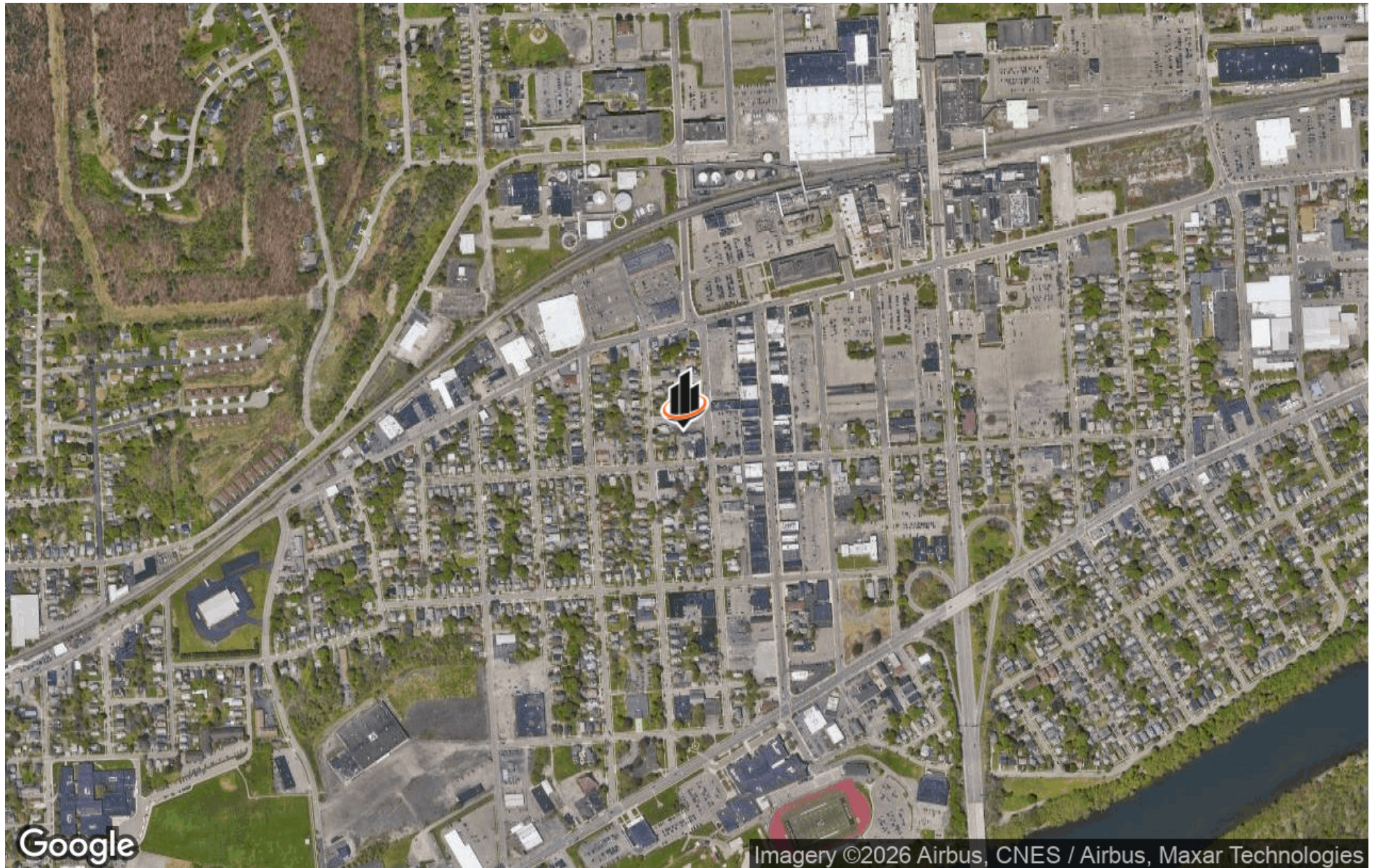
LOCATION DESCRIPTION

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





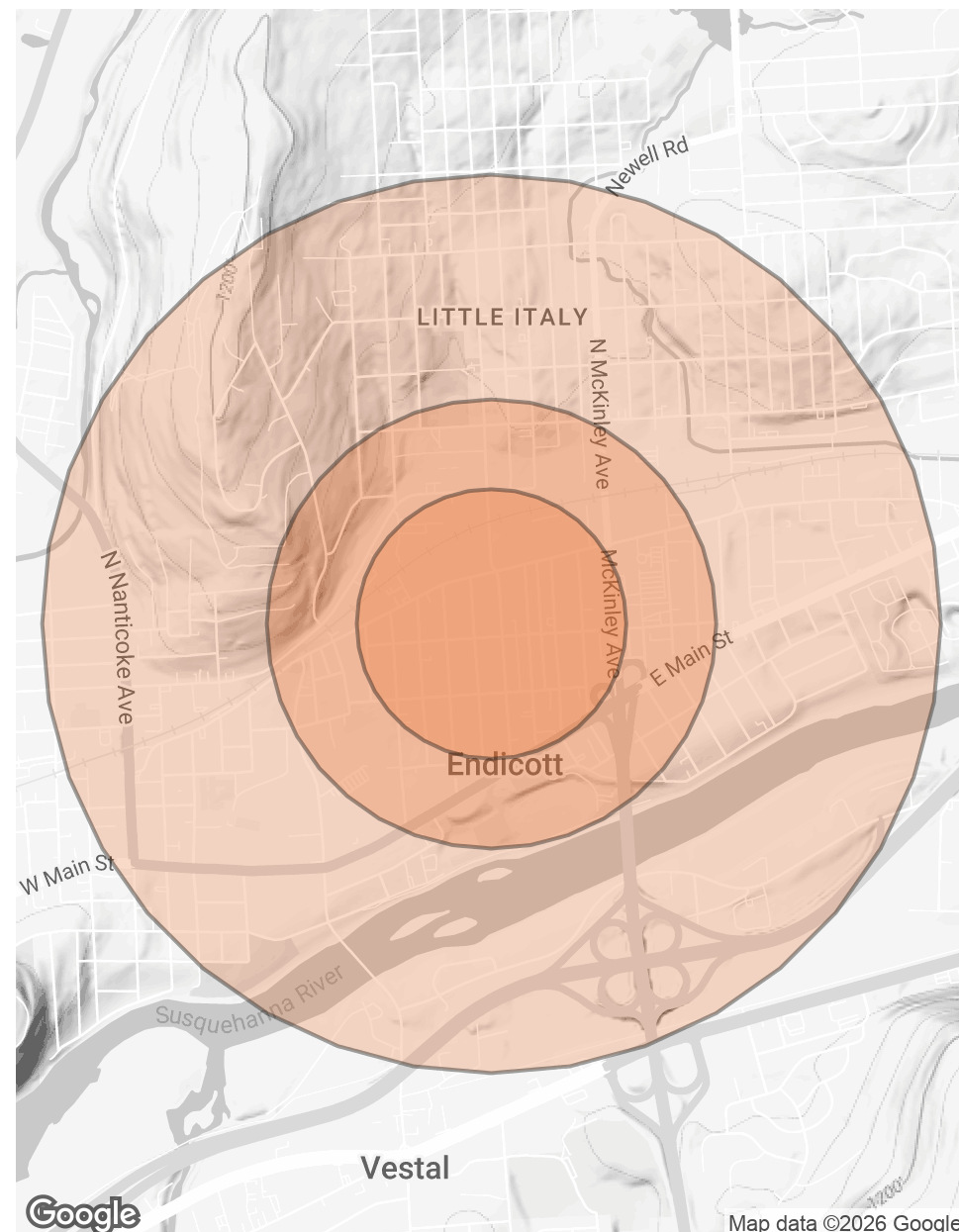
Demographics

DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	1,620	4,140	12,952
AVERAGE AGE	32.2	32.7	37
AVERAGE AGE (MALE)	32.2	33.3	37.4
AVERAGE AGE (FEMALE)	29.8	31.2	36.9

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	607	1,765	5,946
# OF PERSONS PER HH	2.7	2.3	2.2
AVERAGE HH INCOME	\$43,209	\$52,065	\$59,471
AVERAGE HOUSE VALUE	\$92,694	\$104,779	\$119,674

2023 American Community Survey (ACS)



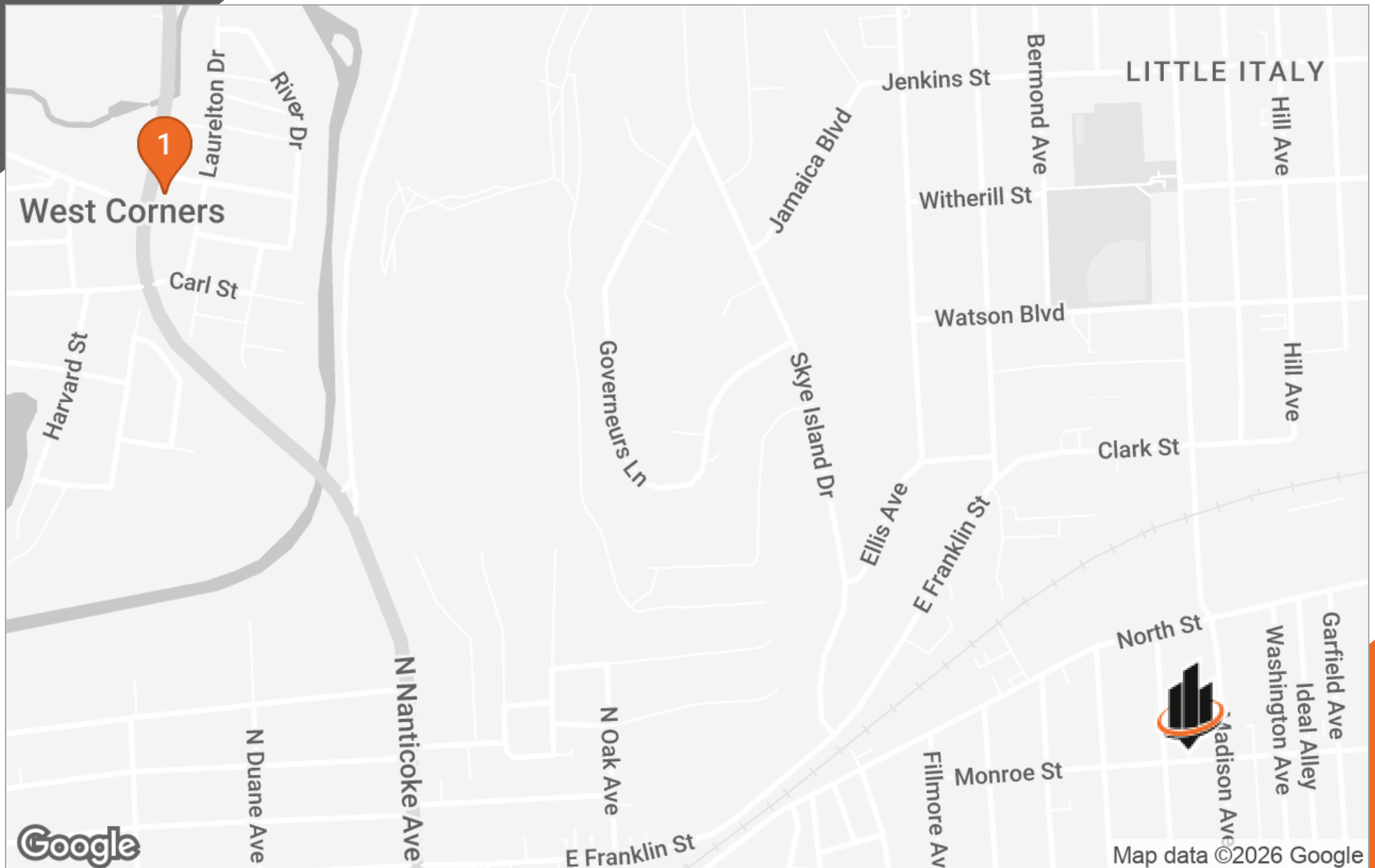


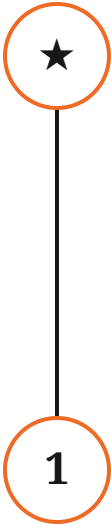
Sale Comparables

SALE COMPS MAP & SUMMARY

NAME/ADDRESS		PRICE	BLDG SIZE
★	24 Madison Avenue (Sale and Lease) 24 Madison Avenue Endicott, NY	\$199,000	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





★ 24 MADISON AVENUE
(SALE AND LEASE)
24 Madison Avenue
Endicott, NY 13760



1. 1104 UNION CENTER
MAINE HIGHWAY
Endicott, NY 13760

PRICE:	\$199,000	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		



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- RETAIL

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- CORPORATE SERVICES
- ACCELERATED SALES
- CAPITAL MARKETS
- TENANT REPRESENTATION

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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