

SPECIAL PURPOSE PROPERTY FOR SALE

BIG BAY 4 LLC

16 N Williams St,
Whitehall, NY 12887

OFFERING MEMORANDUM



EDDY PEZZINO

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Yaman Commercial in compliance with all applicable fair housing and equal opportunity laws.

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SECTION 1

Property Information

16 N Williams St,
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PROPERTY SUMMARY

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PROPERTY DESCRIPTION

Introducing a prime investment opportunity in the Whitehall area! This historic 3,625 SF building, dating back to 1900, offers timeless charm and exceptional potential for office development. Boasting a central location within Whitehall, this property presents an inviting canvas for investors seeking to create a bespoke office space with character. With its spacious layout and architectural character, this building is primed for transformation into a modern, functional workspace that captures the essence of Whitehall's rich history. Don't miss the chance to invest in this remarkable property and establish a commanding presence in this thriving commercial district.

PROPERTY HIGHLIGHTS

- Historic building with 3,625 SF of space
- Built in 1900, exuding timeless charm
- Prime location in the heart of Whitehall
- Ideal for office development and customization

OFFERING SUMMARY

Sale Price:	\$159,900
Number of Units:	1
Lot Size:	0.176 Acres
Building Size:	3,625 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	13	111	428
Total Population	37	292	1,117
Average HH Income	\$64,891	\$55,573	\$55,033

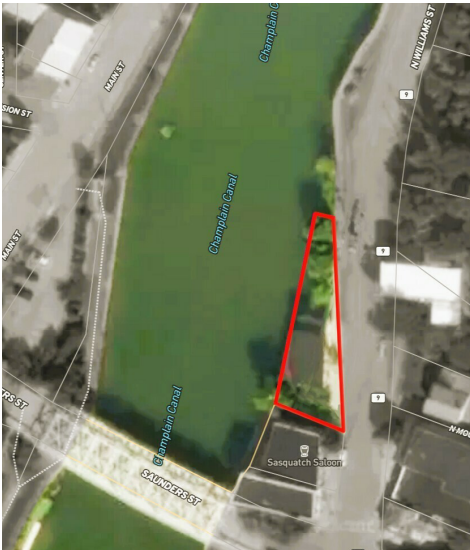
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ADDITIONAL PHOTOS

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LOCATION MAP

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Google

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Demographics

16 N Williams St,
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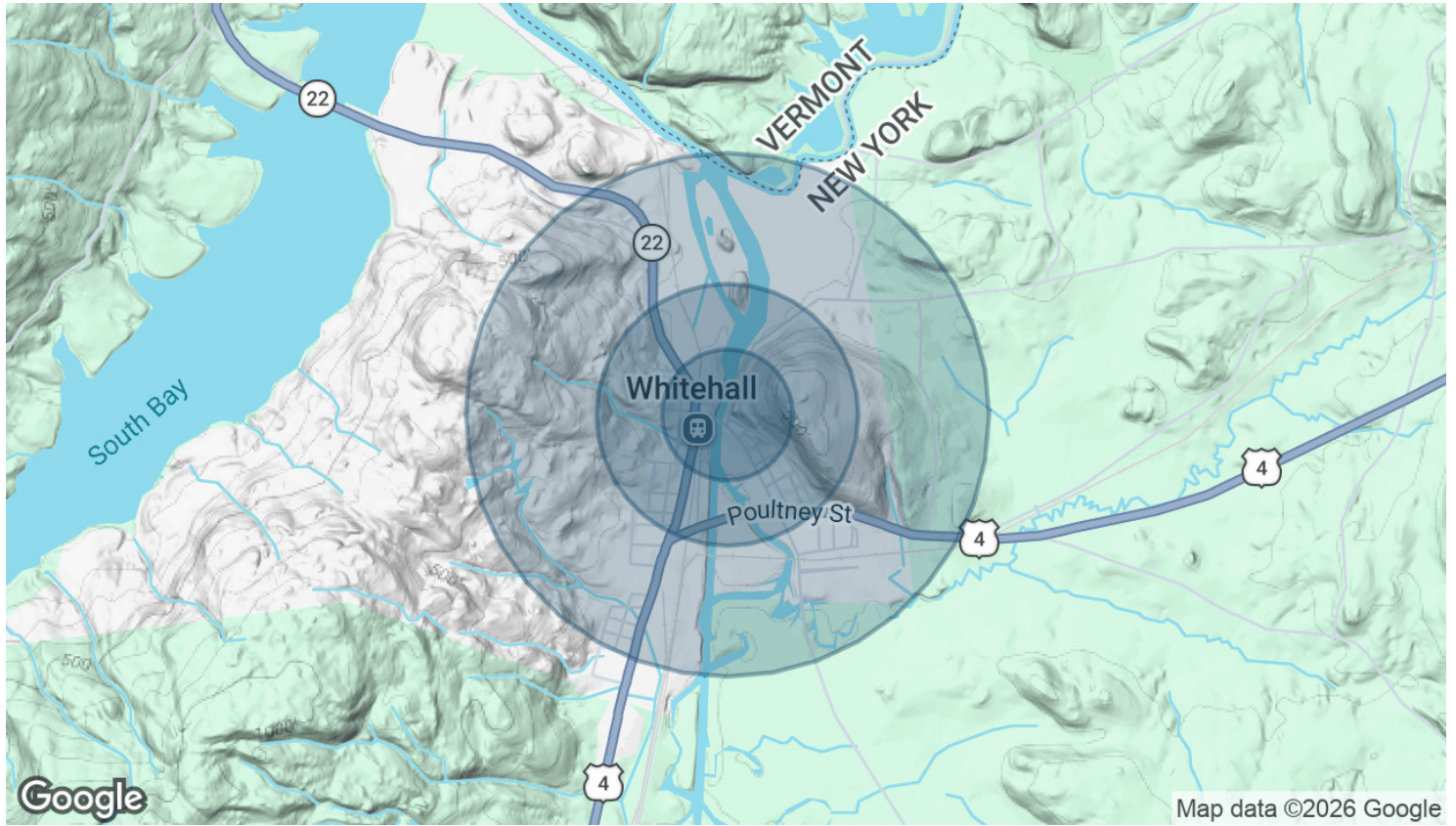
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DEMOGRAPHICS MAP & REPORT

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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	37	292	1,117
Average Age	33.5	37.4	38.1
Average Age (Male)	31.5	34.8	35.5
Average Age (Female)	36.9	40.3	40.7
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	13	111	428
# of Persons per HH	2.8	2.6	2.6
Average HH Income	\$64,891	\$55,573	\$55,033
Average House Value	\$140,319	\$118,701	\$117,324

2023 American Community Survey (ACS)

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Advisor Bios

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ADVISOR BIO 1

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PROFESSIONAL BACKGROUND

Born and raised in Upstate New York, I have always been deeply connected to the Greater Binghamton area. As both an athlete and a dedicated student, I grew up with a passion for teamwork and discipline, which shaped my career and life. Over the years, I've worn many hats—coach, mentor, entrepreneur—and have become a dedicated community advocate and successful business leader.

With a degree in sports management with a concentration in business from the University of Phoenix, I transitioned my skills into the restaurant industry, owning and managing several successful establishments. I've also been actively involved in real estate acquisitions for over 20 years, furthering my expertise in business management, negotiation, and customer satisfaction. My commitment to the local community is unwavering, and I take immense pride in giving back, both through donations and volunteering my time to support local charities and causes. Above all, my most cherished role is being a father to 8 incredible children.

Now, as part of the esteemed Yaman Real Estate team of true professionals, I leverage the collective expertise and reputation of a renowned brokerage to provide my clients with the highest standard of service. The Yaman team's commitment to professionalism, integrity, and success aligns perfectly with my personal mission to always deliver excellence in every transaction.

Over the past year, I've made significant strides in real estate. My work at Yaman Real Estate and as a developer has positioned me as a key player in the local market, focusing on strategic growth and profitable investments.

I've structured several high-profile real estate deals, including the ongoing development of Riverside Gardens, a project aimed at revitalizing the community while providing sustainable housing solutions. My ability to negotiate and bring value to my clients has been a cornerstone of these deals.

Community Engagement and Charitable Contributions: Continuing my commitment to giving back, I've donated both time and resources to various local charities and community-driven initiatives, making an impact where it counts most.

Coaching and Mentoring: My love for sports continues as I coach youth and adult baseball teams, instilling values of teamwork, dedication, and perseverance. Coaching allows me to give back to the community in ways that foster growth and personal development in young athletes.

Recognition in Business and Leadership: Over the past year, I've been recognized for my work in real estate. These accolades highlight my dedication to excellence, strong work ethic, and ability to produce results that exceed expectations.

With more than 20 years of experience as a business owner and coach, I bring a unique blend of leadership, motivation, and industry expertise to my role as a real estate professional at Yaman Real Estate. My ability to compete at the highest level, coupled with a relentless drive to succeed, ensures that I deliver unparalleled results for both my team and my clients. Whether closing a complex deal or leading a new project, I strive to exceed expectations at every turn. My perseverance, commitment to excellence, and dedication to building lasting relationships ensure that those who trust in my abilities can always count on the best effort and the finest results.

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