

INVESTMENT OPPORTUNITY - FOR SALE

73 Oak Street

BINGHAMTON, NEW YORK 13905

ASKING PRICE

\$278,888

\$13,280 / Unit

CAP RATE

12%



Welcome to 73 Oak St — located in the heart of downtown Binghamton. Newly updated, freshly painted, and ready to go!

6

TOTAL UNITS

1 BR

UNIT TYPE

3,096

SQ FT

1940

YEAR BUILT

R-6

ZONING

OVERVIEW

73 Oak Street is a 6-unit residential building with all one-bedroom apartments — the most rentable unit type in the Binghamton market. Perfectly situated to kick off your investment portfolio or add to your current lineup.

With six tenants diversifying your income risk and a price point that delivers exceptional per-door value, this is the kind of asset that builds lasting wealth. For investors coming from Philadelphia, New York, or New Jersey — you simply cannot buy 6 units in your backyard anywhere close to this price.

Come check this one out before it is gone!

HIGHLIGHTS

- Strong Binghamton rental market with steady tenant demand
- Prime student zone location — near Binghamton University
- Walkable to downtown Binghamton amenities & employers
- Newly updated interiors, freshly painted throughout
- Renovated kitchens & marble-tiled bathrooms
- New LVP flooring & recessed lighting in select units
- Exceptional value at \$13,280/door — 12% cap rate

INTERIOR GALLERY



UNIT MIX

UNIT	TYPE	MONTHLY RENT	ANNUAL INCOME
Unit 1	1 BR / 1 BA	\$700	\$8,400
Unit 2	1 BR / 1 BA	\$850	\$10,200
Unit 3	1 BR / 1 BA	\$575	\$6,900
Unit 4	1 BR / 1 BA	\$700	\$8,400
Unit 5	1 BR / 1 BA	\$725	\$8,700
Unit 6	1 BR / 1 BA	\$900	\$10,800
TOTAL GROSS ANNUAL INCOME		\$4,450 / mo avg	\$53,400

INVESTMENT SNAPSHOT

ASKING PRICE
\$278,888

PRICE PER UNIT
\$13,280

TOTAL UNITS
6 Units

CAP RATE
12%

PROPERTY DETAILS

BUILDING SIZE 3,096 SF	LOT SIZE 0.21 Acres	STORIES 2 Stories	PARCEL # 160-047-0003-034
----------------------------------	-------------------------------	-----------------------------	-------------------------------------

Dave Micha

Sall Associates - Mountain Shadow
Apartments

(607) 772-0005

73 OAK ST - BINGHAMTON, NY 13905
loopnet.com/Listing/73-Oak-St-Binghamton-NY/40279137

All figures are pro forma estimates.
Buyer to verify all information
independently.