

INDUSTRIAL PROPERTY FOR SALE

Flex Space at Endicott

7 Jefferson Avenue,
Endicott, NY 13760

OFFERING MEMORANDUM



WILLIAM "BILL" LIDELL
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Industrial Property For Sale

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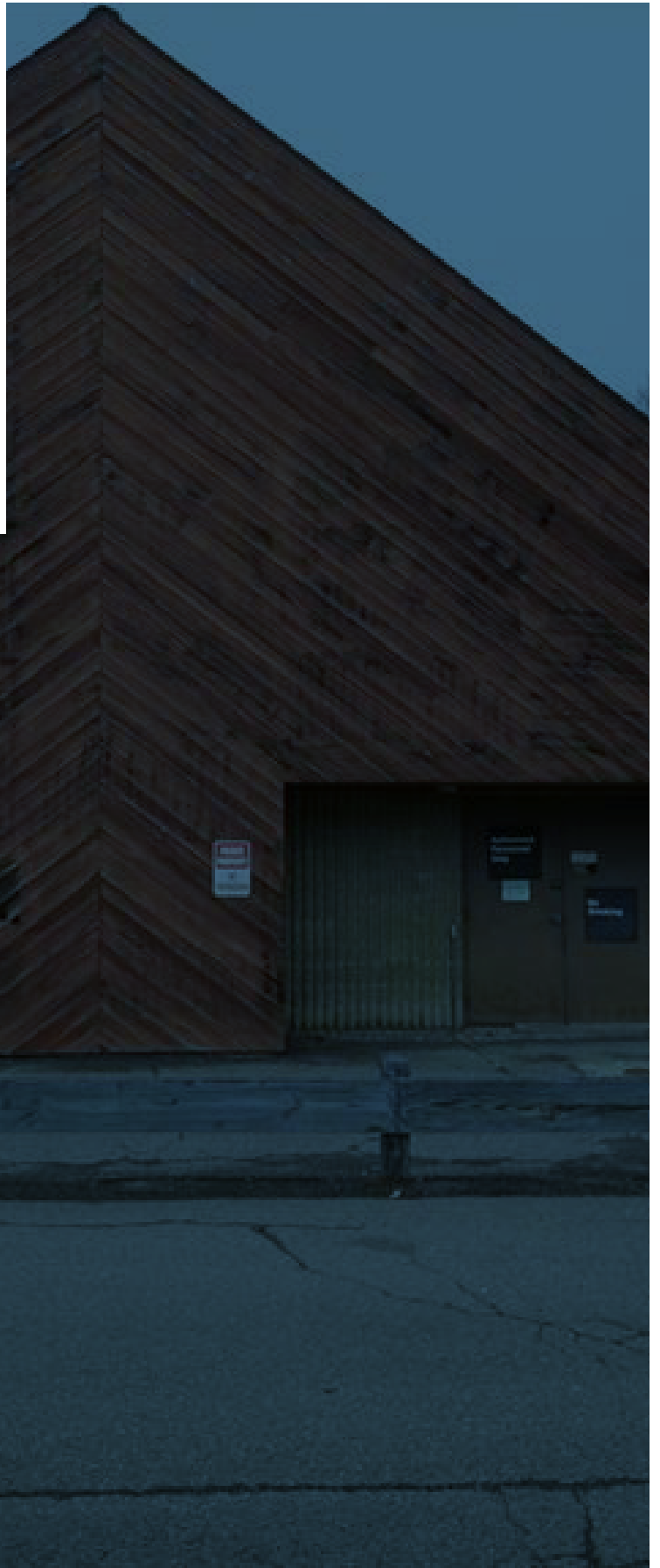
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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. 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.

SECTION 1

Property Information

7 Jefferson Avenue,
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PROPERTY SUMMARY

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PROPERTY DESCRIPTION

Opportunity abounds with this unique structure in the Village of Endicott. This concrete and wood structure is an open canvas and could be used for a multitude of purposes. 240V 200amp electrical service with a big driveway and shed in the back of the property. Could be renovated into a multi-family property or could have other warehousing or industrial uses also. Public water and sewer hookups and Village of Endicott electric! Call today!

PROPERTY HIGHLIGHTS

- Unique concrete and wood structure offering versatile potential
- Open canvas suitable for a multitude of uses
- Equipped with 240V 200amp electrical service
- Spacious driveway with rear shed for added utility
- Potential for multi-family residential conversion
- Suitable for warehousing or light industrial uses
- Public water and sewer hookups available
- Village of Endicott electric service included
- Excellent opportunity for redevelopment or investment

OFFERING SUMMARY

Sale Price:	\$70,000
Lot Size:	0.16 Acres
Building Size:	960 SF

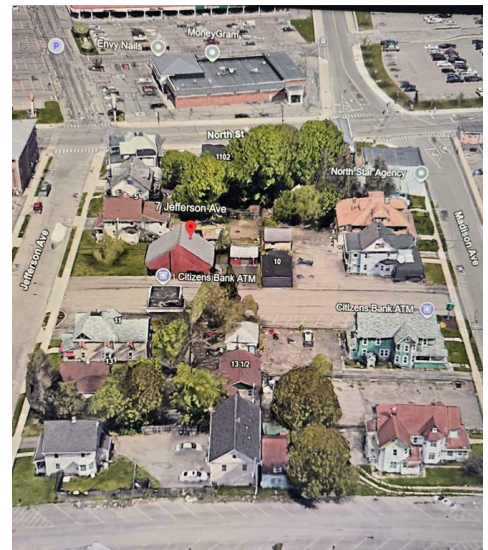
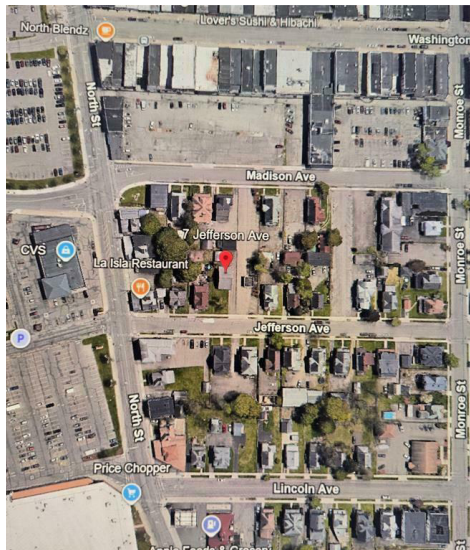
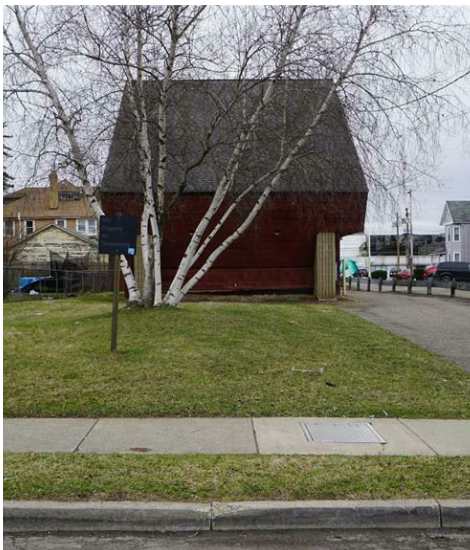
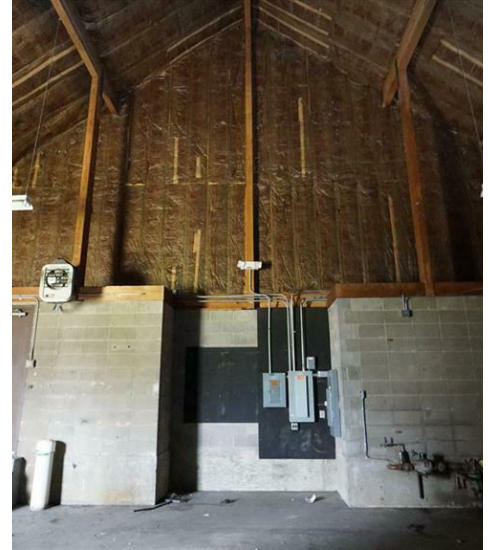
DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	422	1,709	6,017
Total Population	1,104	4,041	13,131
Average HH Income	\$44,691	\$52,313	\$59,867

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ADDITIONAL PHOTOS

Industrial Property For Sale



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Location Information

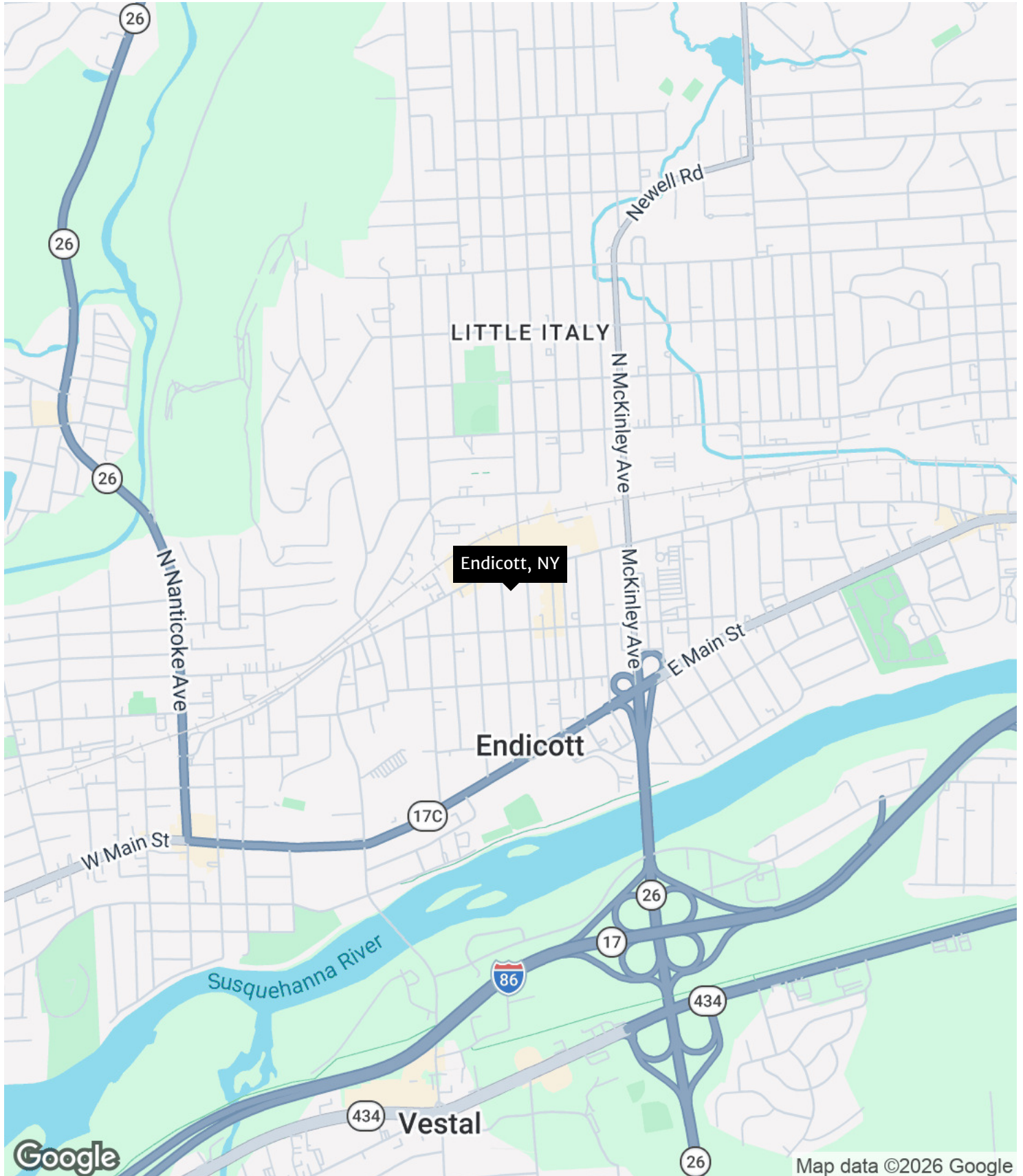
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REGIONAL MAP

Industrial Property For Sale

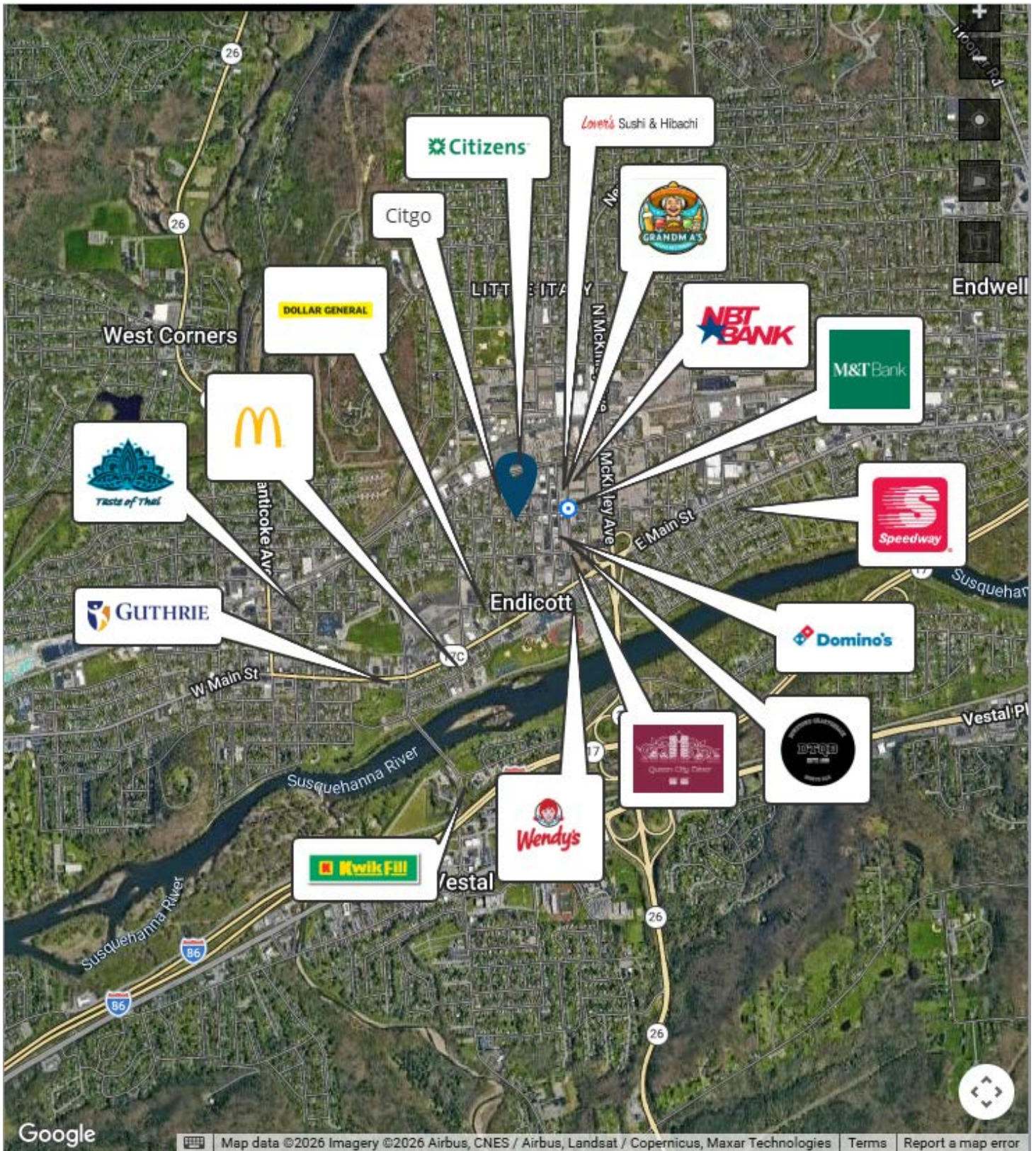


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LOCATION MAP

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SECTION 3

Financial Analysis

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FINANCIAL SUMMARY

Industrial Property For Sale

INVESTMENT OVERVIEW

Price	\$70,000
Price per SF	\$73

OPERATING DATA

FINANCING DATA

Demographics

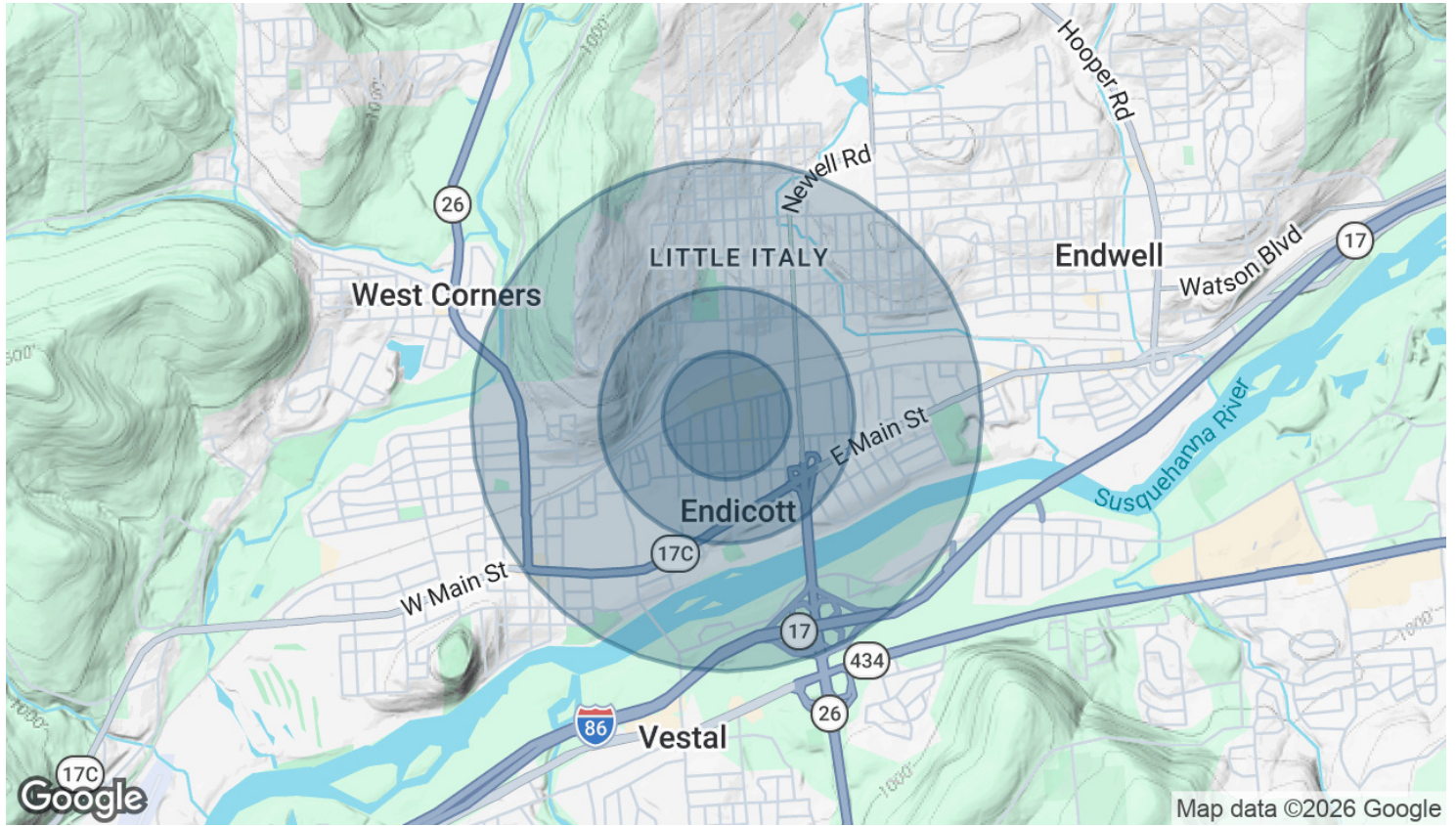
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DEMOGRAPHICS MAP & REPORT

Industrial Property For Sale



POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,104	4,041	13,131
Average Age	32.9	32.6	37.0
Average Age (Male)	33.0	33.2	37.3
Average Age (Female)	30.2	31.0	37.0

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	422	1,709	6,017
# of Persons per HH	2.6	2.4	2.2
Average HH Income	\$44,691	\$52,313	\$59,867
Average House Value	\$95,765	\$106,124	\$121,398

2023 American Community Survey (ACS)

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SECTION 5

Advisor Bios

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PROFESSIONAL BACKGROUND

My name is William "Bill" Lidell. During my first 2 years in business as a Licensed Real Estate Salesperson I have covered a breadth of work with over 50 sales totaling over \$9 million! This includes residential, commercial, and land sales! As a lifelong member of the Whitney Point and Greater Binghamton Community. I am here to help people achieve their goals in Real Estate! My work ethic is backed by honesty and integrity! Looking to buy, sell, rent, lease, or invest? No matter the situation I am here to provide guidance throughout the real estate process.

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