



185 CLINTON AVE, CORTLAND, NY 13045

YAMANCI.COM

\$1,400,000

Downtown Building For Sale



75 Court Street ~ Binghamton, NY

This 25,000 SF mixed-use building in the heart of downtown Binghamton has three floors containing seven apartments plus a basement.

The front of the first floor is currently split between retail and office space, but non-load-bearing wall can be removed to reconfigure the space to owner's new use.

The basement provides over 8,000 SF of additional space to the first floor user, or a separate use, and has two means of egress.

The back of the first floor is a gym with sauna, run by a personal trainer.

A parking garage directly behind the building is easily accessible to the property.

Specifications

Accessibility: Court Street - Rt 11 - is accessible from Route 363, and Route 434 through State Street

Dimensions: 25,104 SF; Building perimeter 1,110 SF

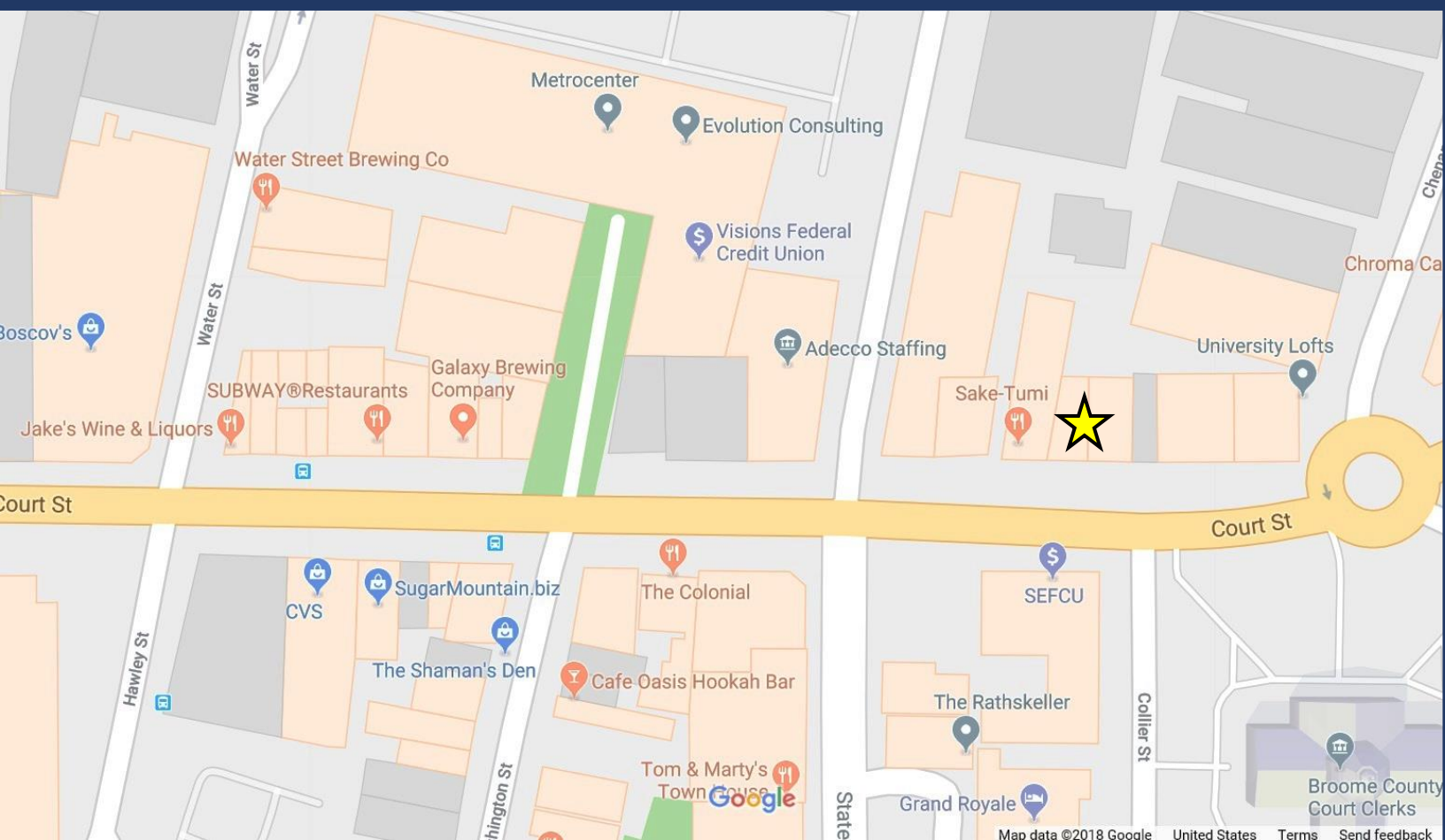
Zoning: Downtown Business District

Traffic: See attached map

Utilities on site: Electricity, Gas, Telephone

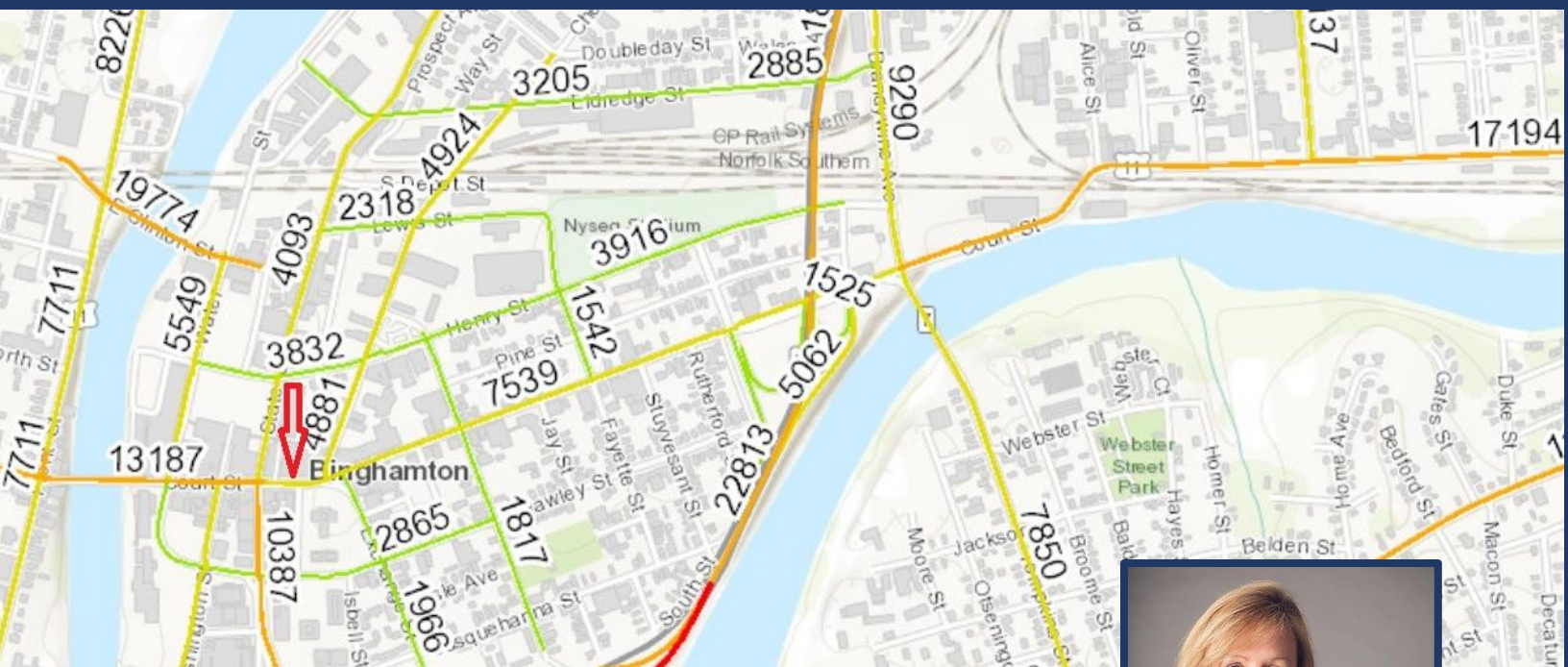
Water/ Sewer: Meter at site/ Public

BUSINESS IN CLOSE PROXIMITY TO THE SITE





Average Daily Traffic according to 2015 counts



185 CLINTON AVE, CORTLAND, NY 13045
YAMANCI.COM

Contact: Karla Service
Licensed Salesperson
Cell: 310-625-0115
Office: 607-753-9644
Email: karla@yaman.com