



# INVESTMENT - FOR SALE

## 76 Conklin Ave and 3 & 5 Livingston St Binghamton, NY



### 76 CONKLIN AVENUE



### 5 LIVINGSTON STREET

**A** 31-bed student housing complex originally built as a group home/ assisted living. Property is fully fenced with commercially lit private parking (42 cars). Multiple split ducts provide supplemental heat and air in hallways. Property includes 4 kitchens. Sink located in every bedroom. Roof replaced in 2018.

- 1st floor - 11 beds & 3.5 baths
  - 2nd floor - 15 beds & 4 baths
  - 3rd floor - 5 beds & 1 bath
  - Portion of 1st floor and all of 3rd floor sprinklered
  - 1st & 2nd floors heated by boiler, appx. 16 years old
  - 3rd floor heated by gas forced hot air (appx 4 yrs. old) & also has central air conditioning
  - 1st & 2nd floors steel & concrete construction, 3rd floor wood & steel construction
  - Full basement ideal for student housing with half bath
- Adjacent parcel on Mills St could be added to sale

**A** single-family home containing 9 bedrooms, 3 baths, and 3 kitchens. Property is fully fenced. New windows 2019, hardwood floors throughout.

- 2nd floor has exterior deck with Trex flooring
- 1st & 2nd floors heated by furnace (appx. 10 yrs. each)
- 3rd floor furnace appx. 3 years old
- Each floor is separately zoned for heating & air
- Roof replaced in 2022

DETAILS	
ASKING PRICE	\$2,790,000
NOI	\$239,778
CAP RATE	8.5%
ZONING	Multi-Family

For more information, contact:

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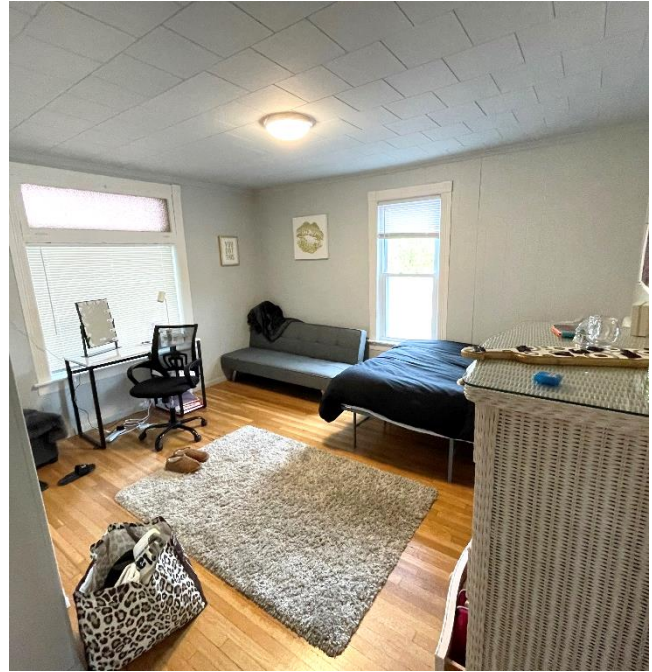
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Pyramid Brokerage  
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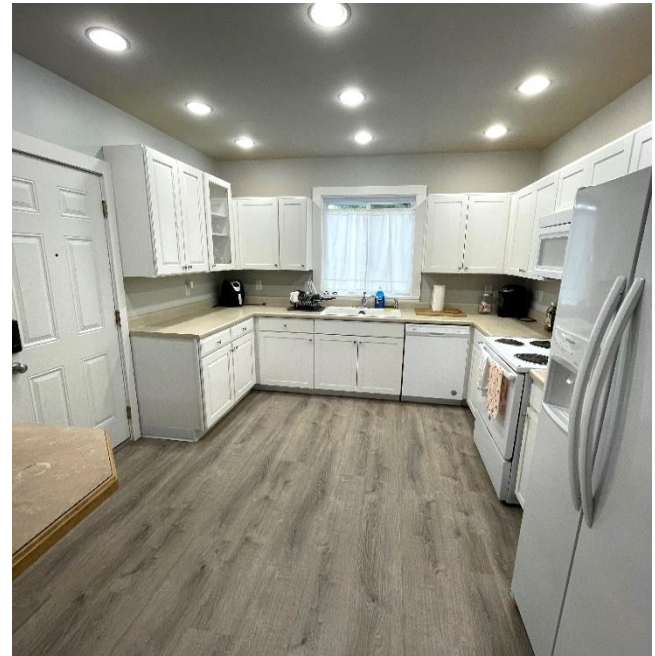
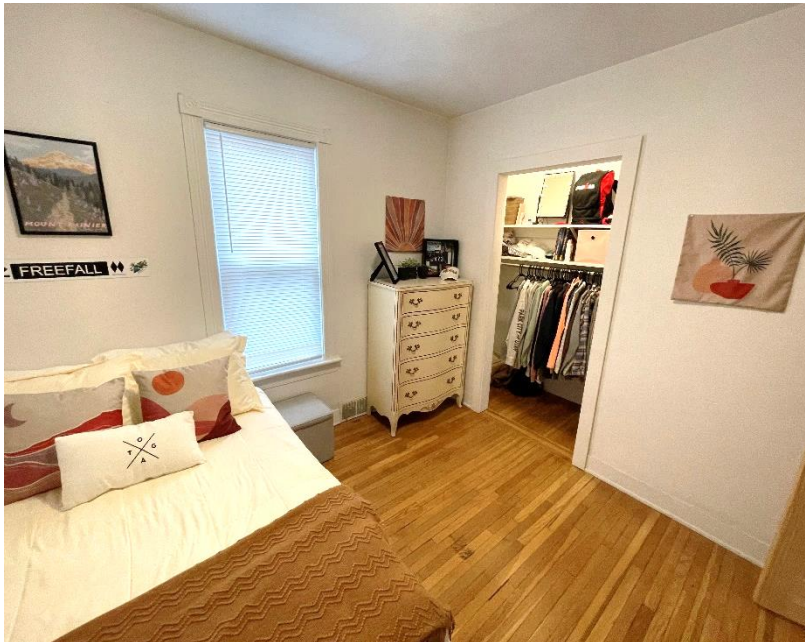
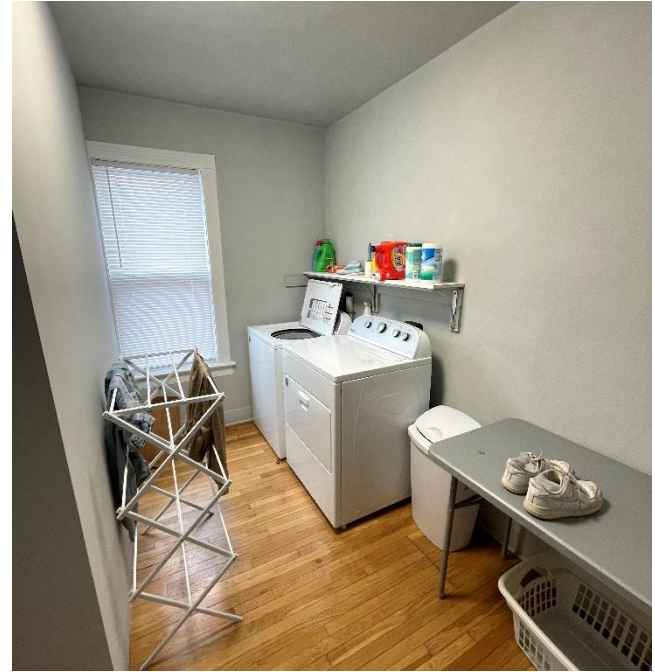
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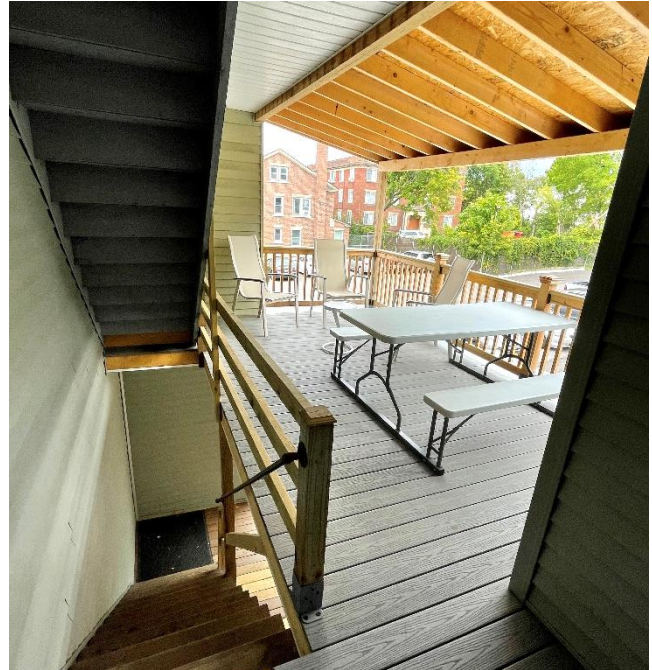
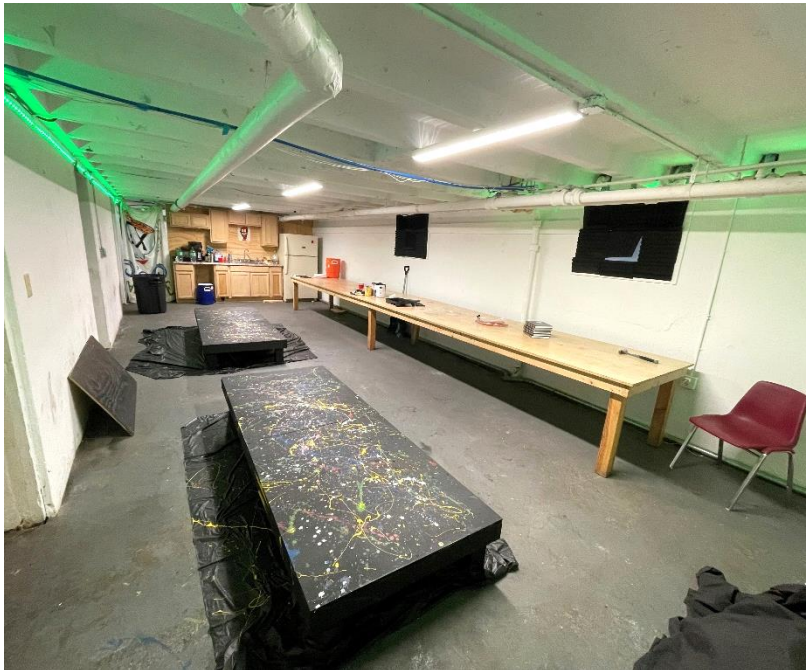
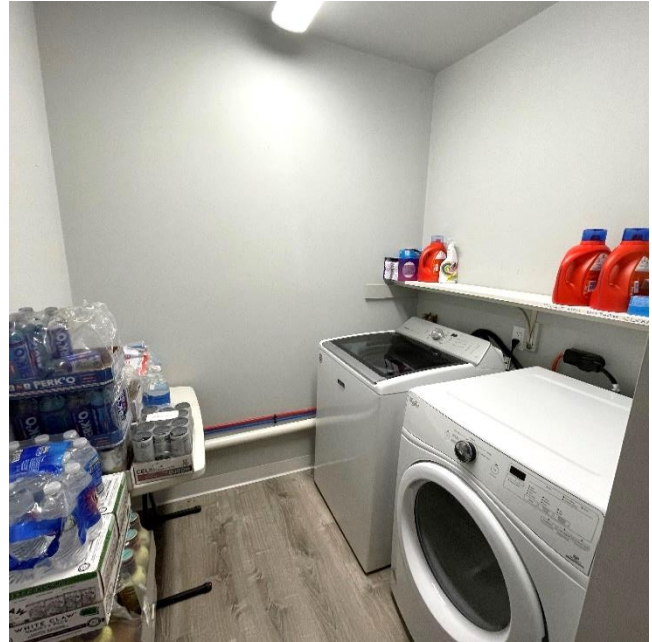
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## SITE FEATURES

- Dishwashers in each kitchen
- Washers and Dryers on site
- Hard surfaces throughout for easy cleaning
- Cleaning services contracted weekly
- On-site parking
- Full basement

## COMMUNITY FEATURES

- Walking distance to Downtown
- Located near newly constructed Route 434 Greenway Project
- Professional landscaping
- Convenient highway access

## NOTES

- Buyers must provide proof of funds
- Seller is a licensed broker



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