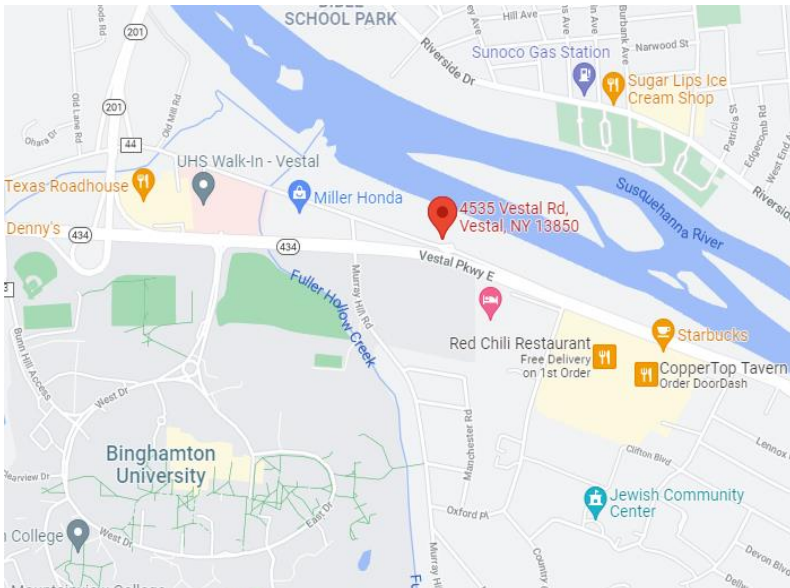




**Multi-Purpose Professional Building Across From Binghamton University**

**PROPERTY HIGHLIGHTS**

- Located directly across from Binghamton University
- Former veterinary clinic upgraded to upscale spa
- Zoning permits wide-range of professional uses
- Adaptable floor plan offers open and private office areas
- Roof, plumbing, electrical, heating systems upgraded in 2012



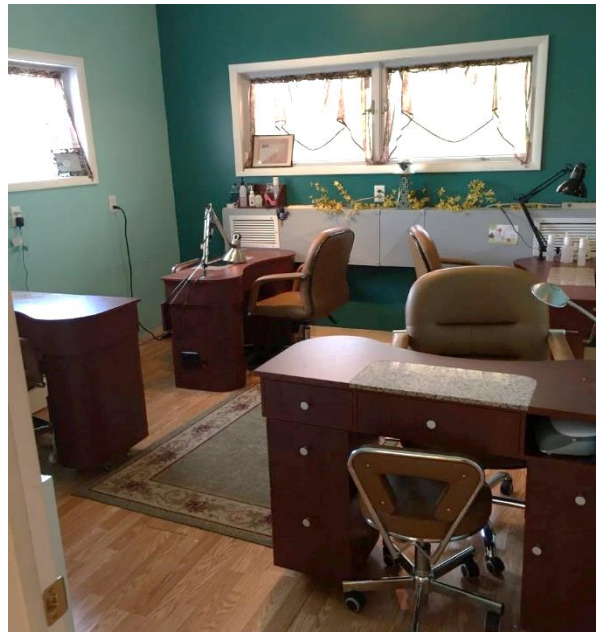
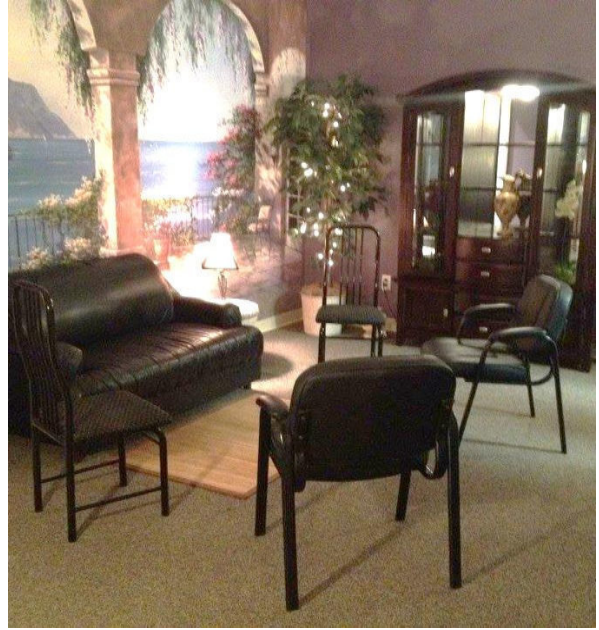
DETAILS	
ASKING	\$650,000
TOTAL LOT SIZE	2.15 Acres
AVAILABLE	4,658 SF
TAX ID	159.10-1-11
ASSESSMENT	\$593,600
TAXES	\$19,640 (2022-2023)
ZONING	C-2

For more information, please contact:

**MAUREEN D. WILSON, CCIM, SIOR**  
 Vice President of Business Development  
 Real Estate Broker  
 +1 607 754 5990 x323  
[mwilson@pyramidbrokerage.com](mailto:mwilson@pyramidbrokerage.com)

84 Court Street, Suite 300  
 Binghamton, New York 13901  
 Main: +1 607 754 5990  
[pyramidbrokerage.com](http://pyramidbrokerage.com)

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance  
 Cushman & Wakefield Copyright 2015. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.



For more information, please contact:

**MAUREEN D. WILSON, CCIM, SIOR**

Vice President of Business Development

Real Estate Broker

+1 607 754 5990 x323

[mwilson@pyramidbrokerage.com](mailto:mwilson@pyramidbrokerage.com)

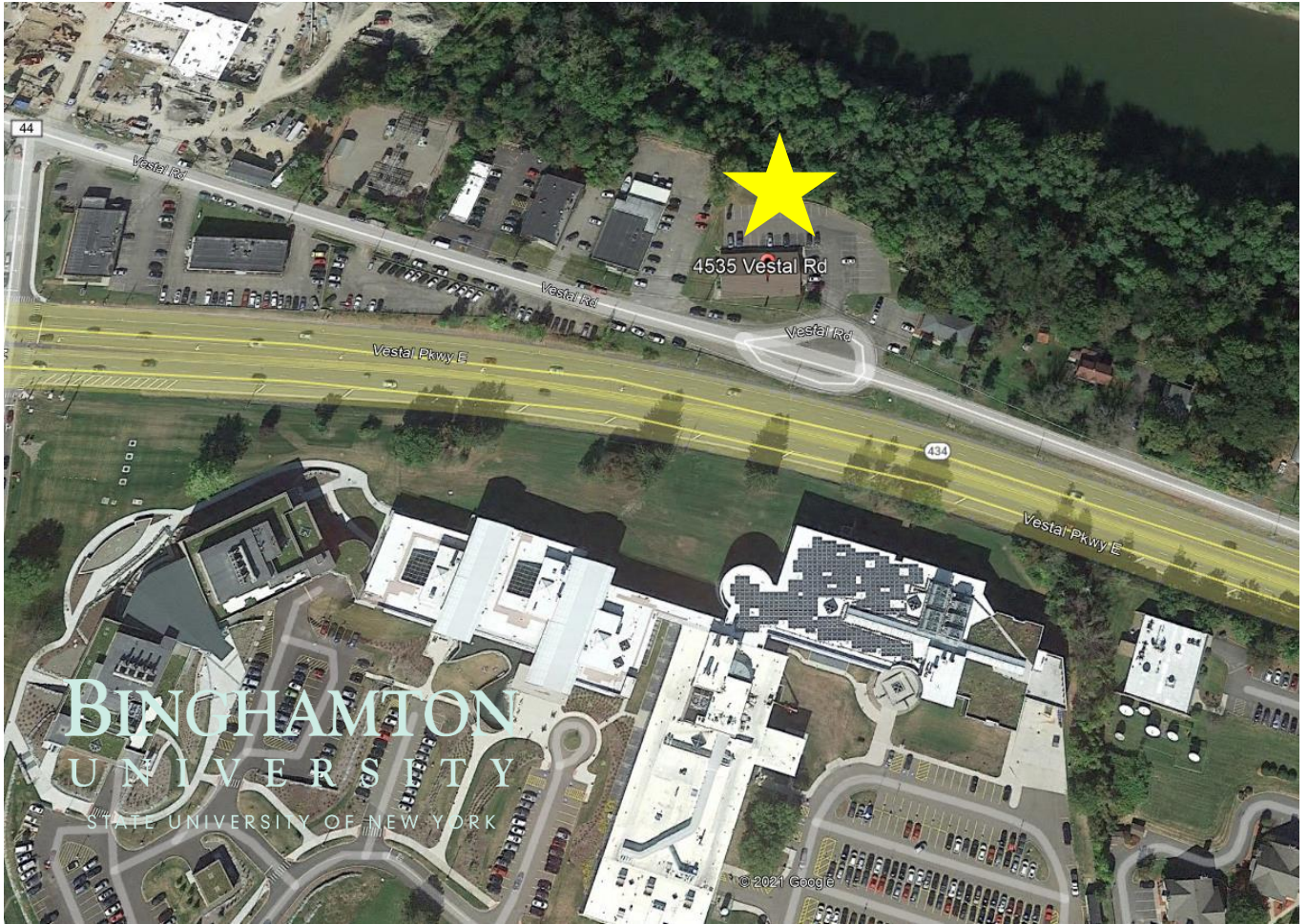
Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield Copyright 2015. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.



FOR SALE

4535 Vestal Road  
Vestal, NY



*Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance  
Cushman & Wakefield Copyright 2015. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.*



N

