

FOR SALE or LEASE

489 Court St and 4 Berwick Ave

Binghamton, NY 13904



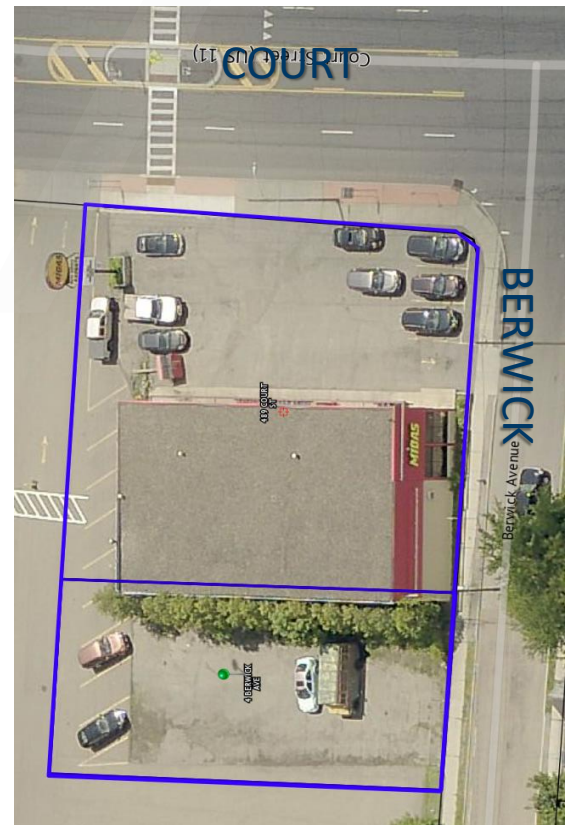
EXCLUSIVE



### PROPERTY FEATURES

- Spacious and versatile commercial property formerly an automotive service center.
- Well-maintained building with 7-bay garage, and one 14-foot door
- Seven lifts and air compressor system (Negotiable).
- Ideal for a wide range of retail, services, light industrial use.
- High traffic count at 12,051 AADT, great visibility and access on corner lot.
- Storage and office areas.

DETAILS	
AVAILABLE SPACE	4,900 SF
LOT SIZE	0.47 acres
TAX ID	161.23-2-42; 161.23-2-41
TAXES	\$17,840.85
ASKING	\$450,000 (for sale) or \$7.00/SF NNN (for lease)
ASSESSMENT	\$278,222 (FMV)
ZONING	Service commercial



### Contact

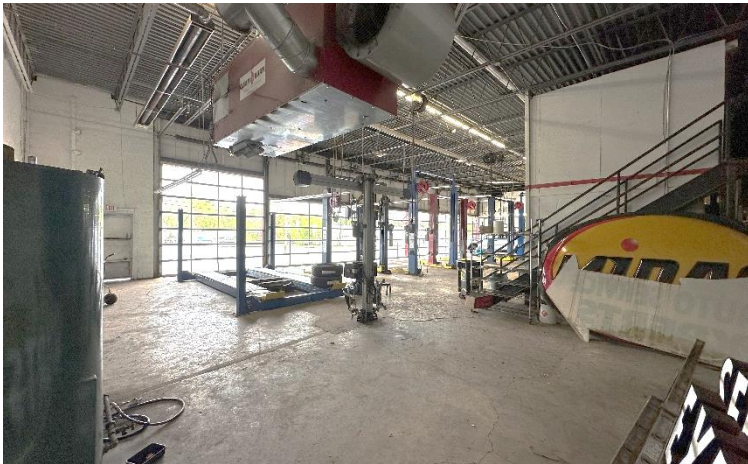
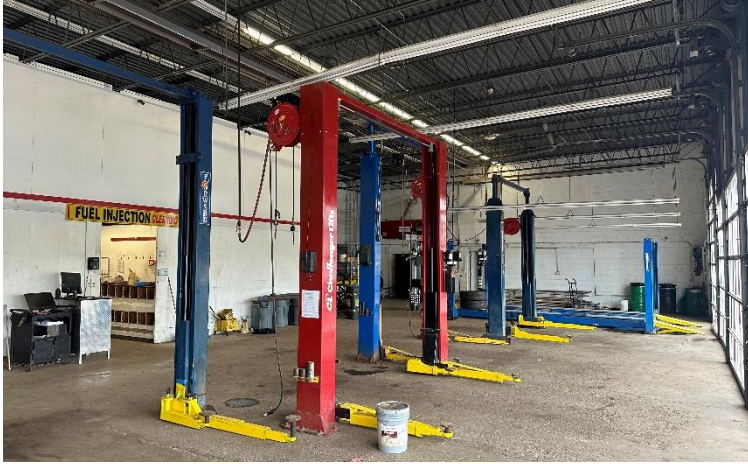
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