

FOR SALE

# MULTIFAMILY

92 Henry Street, Binghamton, NY



## In Binghamton's New Stadium District

### Property Highlights

Opportunity in Binghamton's new and exciting 'Stadium District' (page 5). Located under 0.2 miles (5-minute walk) to NYSEG Stadium and city's proposed "Stadium Lofts Housing Project"; a 24 million dollar, 74-unit mixed use development.

- Approved for student housing; 3 floors; 12 bedrooms
- Separately metered, fully sprinklered
- Newly renovated in 2018 with new roof, windows, siding, an interior updates
- Basement is authorized as a common area
- Ready for immediate occupancy (certificate of occupancy)



DETAILS	
AVAILABLE	4,204 SF
ASKING	\$990,000
TAX ID	160.34-1-3
TAXES	\$6,923

### Contact

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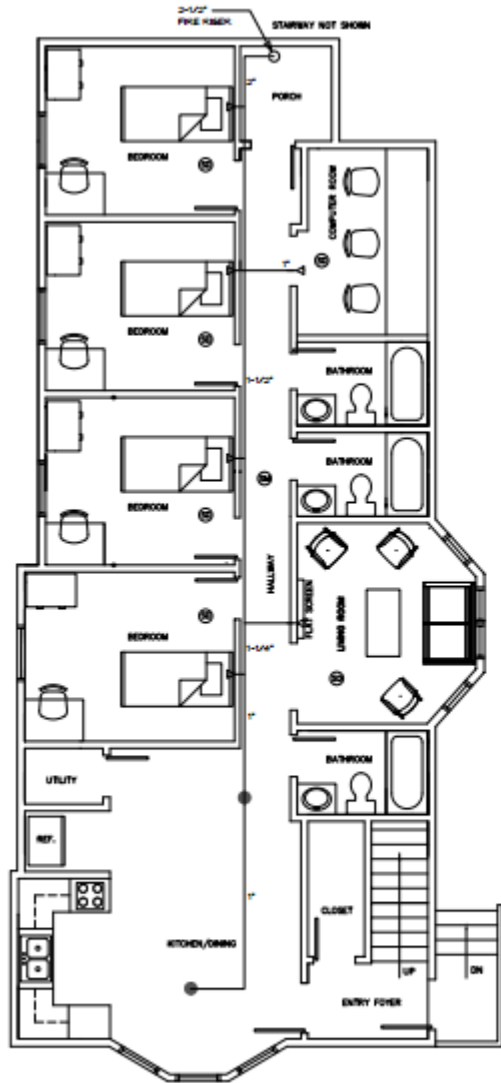
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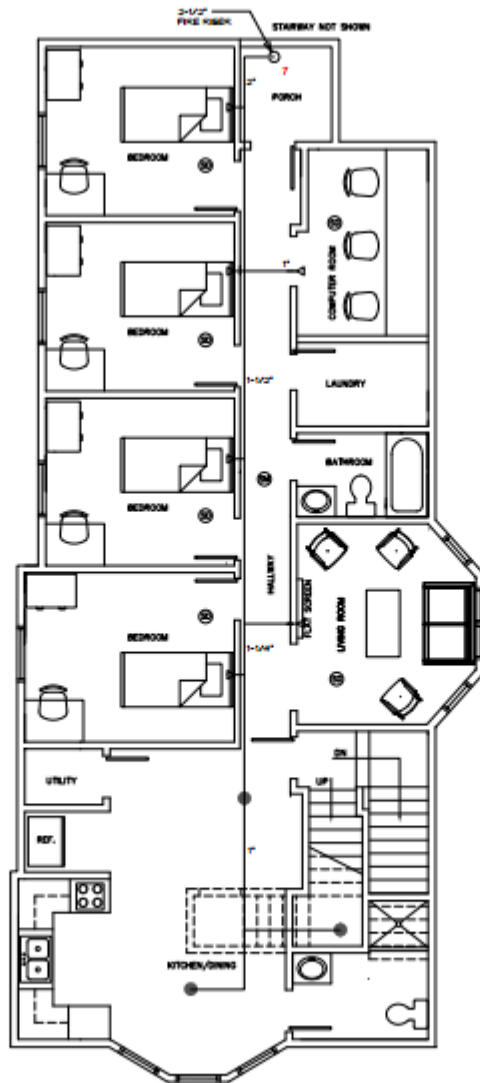


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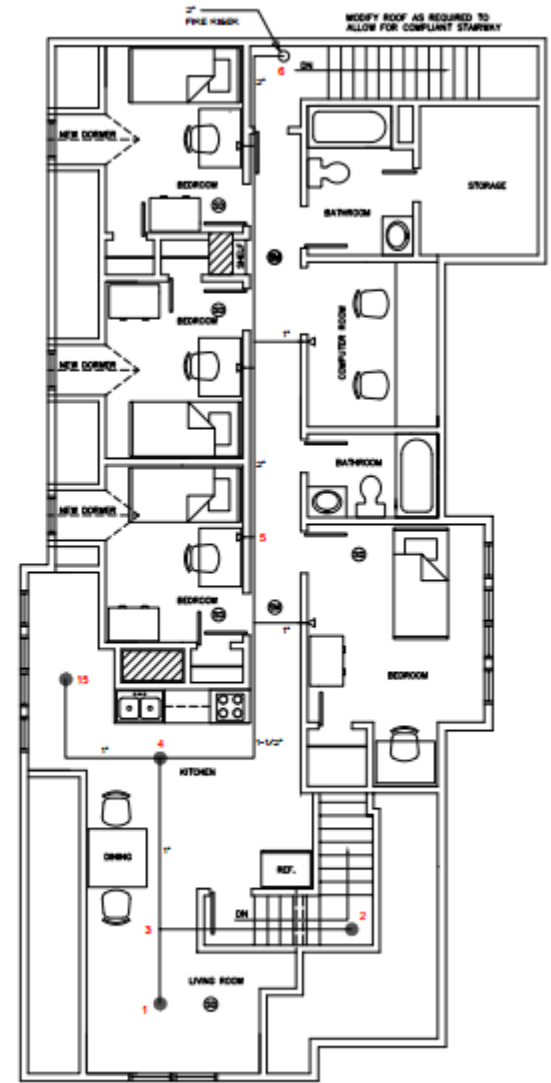
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**A** SECOND FLOOR PLAN  
1/4"=1'-0"



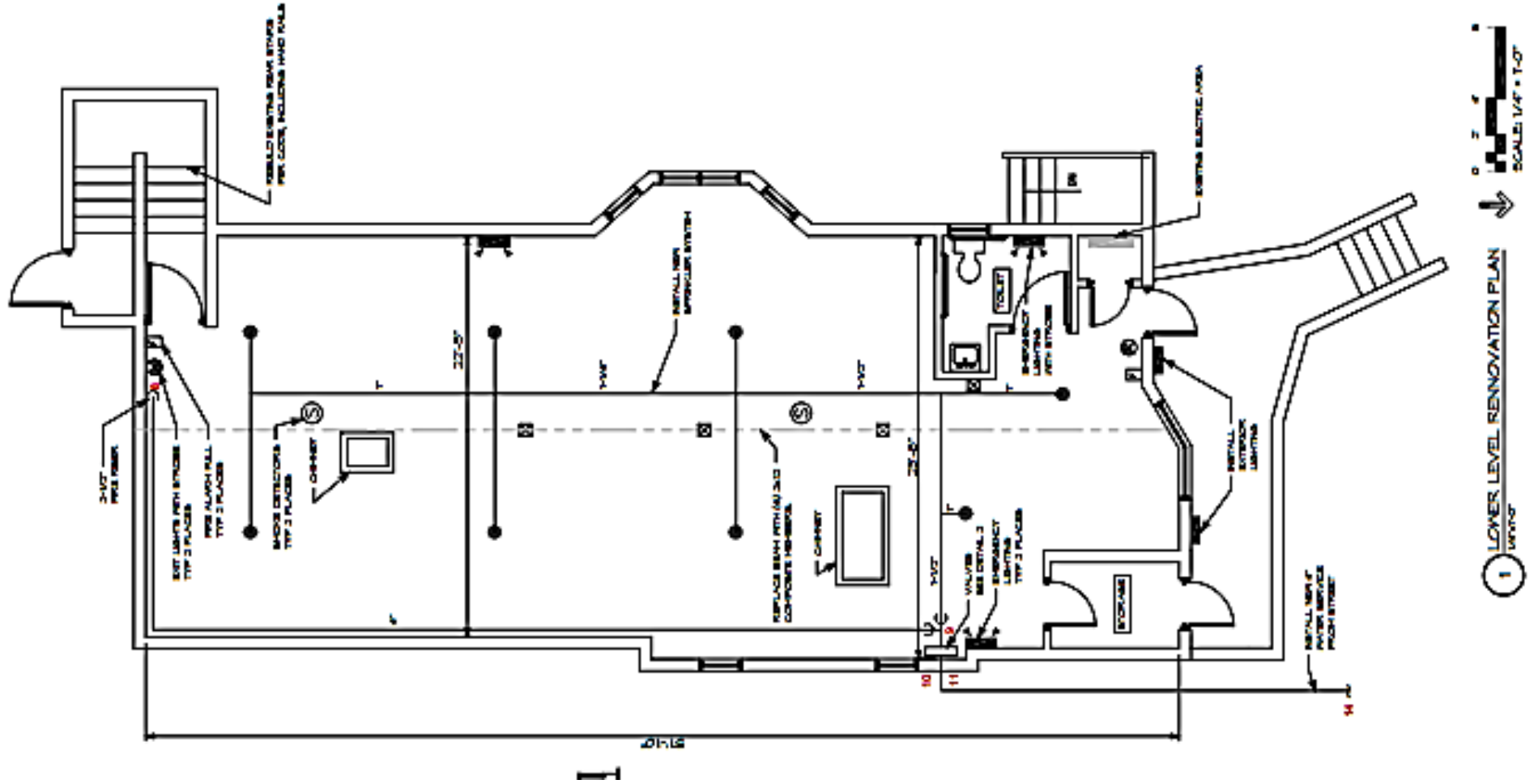
**B** THIRD FLOOR PLAN  
1/4"=1'-0"



**C** ATTIC FLOOR PLAN  
1/4"=1'-0"

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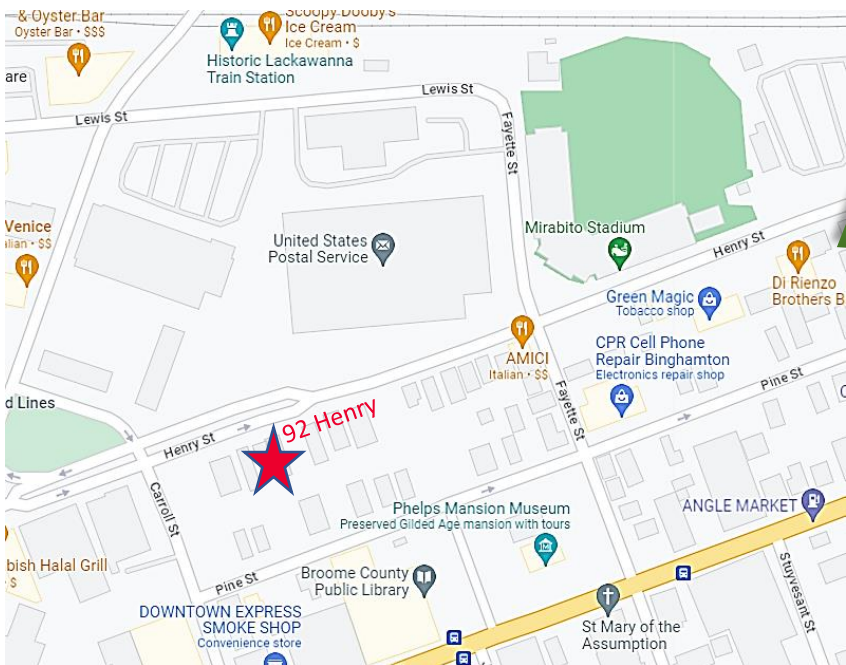


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“Besides the Stadium Lofts, other projects still to come around the stadium include the Henry Street connective-corridor design project, which is currently underway. In addition, Station 45, a steakhouse in the Lackawanna Train Station, will open this summer. Binghamton’s new fire station opened a few months ago on Court Street, which is part of the stadium district, Mayor Kraham notes.” \*\*



A rendering of the "Stadium Lofts," a \$24 million, 70-unit mixed-use housing project at 180 Henry St. near Mirabito Stadium in Binghamton. The housing project is part of the Mirabito Stadium District Master Plan, which addresses housing and infrastructure around the home of the Binghamton Rumble Ponies minor-league baseball team.

IMAGE CREDIT: CITY OF BINGHAMTON WEBSITE

“Binghamton’s thriving arts and culture scene has helped fuel the revitalization of downtown, and the new Stadium Lofts project will build on that progress by offering brand new artist housing and commercial space right near our arts district,” said Broome County Arts Council Executive Director Nancy Barno Reynolds. \*