

100 Elm Street

OWEGO, NY



OFFERING MEMORANDUM

KW COMMERCIAL
49 Court Street,
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Binghamton, NY 13901

PRESENTED BY:

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OWEGO, NY

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100 ELM STREET

PROPERTY INFORMATION

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EXECUTIVE SUMMARY

PROPERTY DESCRIPTION

PROPERTY DETAILS

ADDITIONAL PHOTOS

Executive Summary



OFFERING SUMMARY

SALE PRICE:	\$1,499,000
AVAILABLE SF:	
LOT SIZE:	19.27 Acres
YEAR BUILT:	1958
BUILDING SIZE:	114,494 SF
ZONING:	Commercial
MARKET:	Binghamton Industrial
SUBMARKET:	Binghamton Retail
PRICE / SF:	\$13.09

PROPERTY OVERVIEW

Offered for sale is this massive former Owego Apalachin Middle school. Would be perfect for a manufacturing or distribution center. The primary building is 114,494 SF on 19.27 Acres of land. This is solid cement and steel construction including 60'x90' expanses with steel trusses. This includes a co-generation system that needs some work to make functional. 3 Marine generators. This has a rubber membrane roof with a Kelly vacuum system installed in 2006, still under warranty. The property has a 175' Cell tower which is the tallest tower in Owego. There is 18,000 SF with 20' ceilings, 9,000SF in the Gym and 9,000 in the auditorium. The auditorium won an award in 1958 for having the best acoustics in the nation. There are 2 elevated loading docks and 2 large overhead doors. In the field next to the school is the Nations largest peace sign in the field.

PROPERTY HIGHLIGHTS

- 114,494 Square Feet on 19.27 Acres.
- 18,000 Square Feet with 20' Ceilings.
- 2 Elevated Loading Docks.
- Rubber Membrane roof with Kelly Vacuum system. 10 Years old. Still under warranty.
- Co-generation system.
- Solid construction, 60'x90' Expanses with Steel trusses.

Property Description



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LOCATION OVERVIEW

This is an ideal location for any manufacturing or distribution facility. Right of of State Route 17C in Owego. Minutes to the US Route 86 interchange.

Property Details

SALE PRICE

\$1,499,000

LOCATION INFORMATION

Building Name	100 Elm Street
Street Address	100 Elm Street
City, State, Zip	Owego, NY 13827
County/Township	Tioga
Market	Binghamton Industrial
Submarket	Binghamton Retail
Cross Streets	State Route 17C

BUILDING INFORMATION

Building Size	114,494 SF
Price / SF	\$13.09
Year Built	1958
Tenancy	Single
Number Of Floors	1
Average Floor Size	114,494 SF
Gross Leasable Area	114,494 SF
Load Factor	Yes
Construction Status	Existing
Condition	Average
Roof	Rubber membrane with Kelly Vacuum system. 10 Years old. Under warranty.
Number Of Buildings	1
Ceilings	12'. 18,000 SF with 20' Ceilings.

PROPERTY DETAILS

Property Type	Industrial
Property Subtype	Warehouse/Distribution
Zoning	Commercial
Lot Size	19.27 Acres
Submarket	Binghamton Retail

PARKING & TRANSPORTATION

Parking Type	Surface
Number Of Spaces	100
Parking Description	Open lot

UTILITIES & AMENITIES

Exterior Description	Brick Veneer
Interior Description	This is a former school. Solid construction throughout. There is a 9,000 Square Foot Gymnasium and a 9,000 Square Foot Auditorium with 20' Ceilings.
Utilities Description	Gas, Electric, Public water and public sewer.

Additional Photos



100 ELM STREET

LOCATION INFORMATION

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REGIONAL MAP

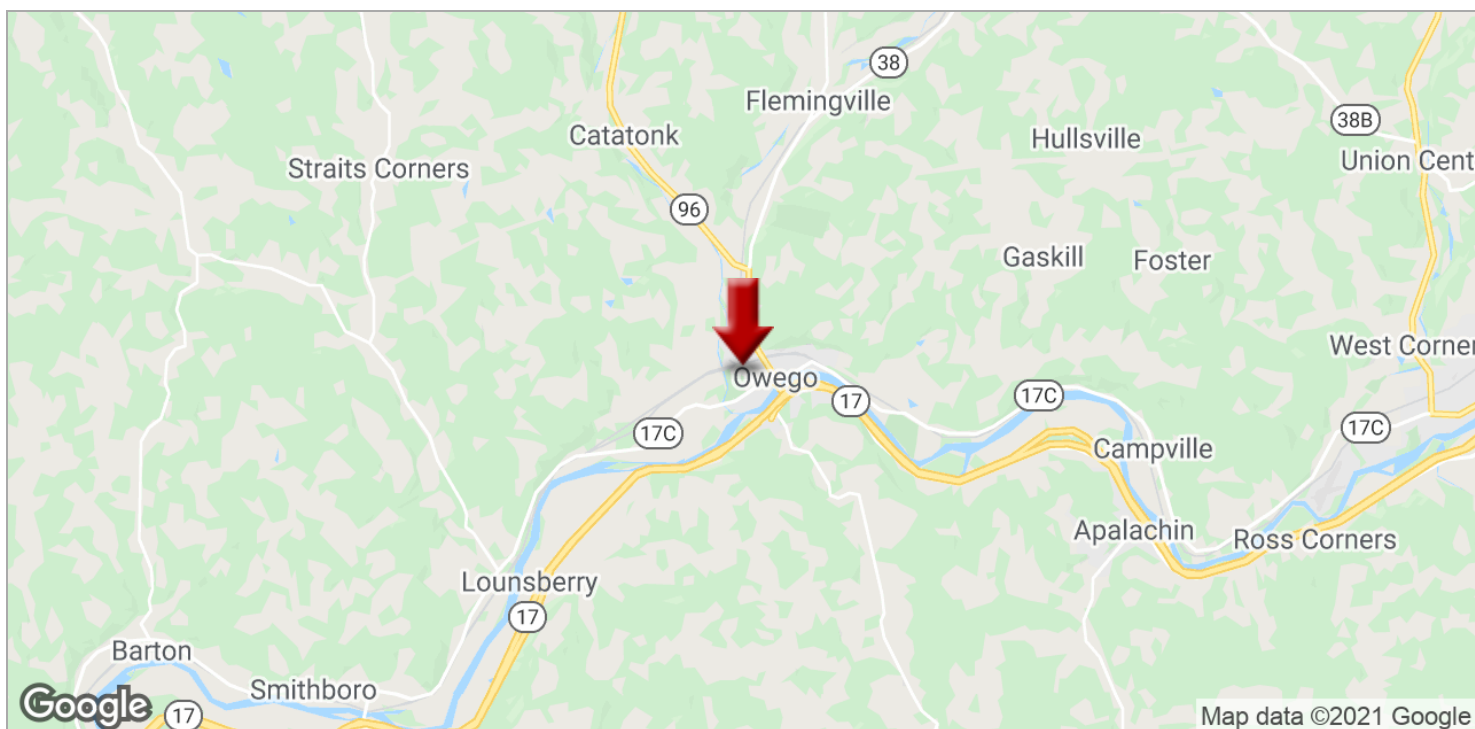
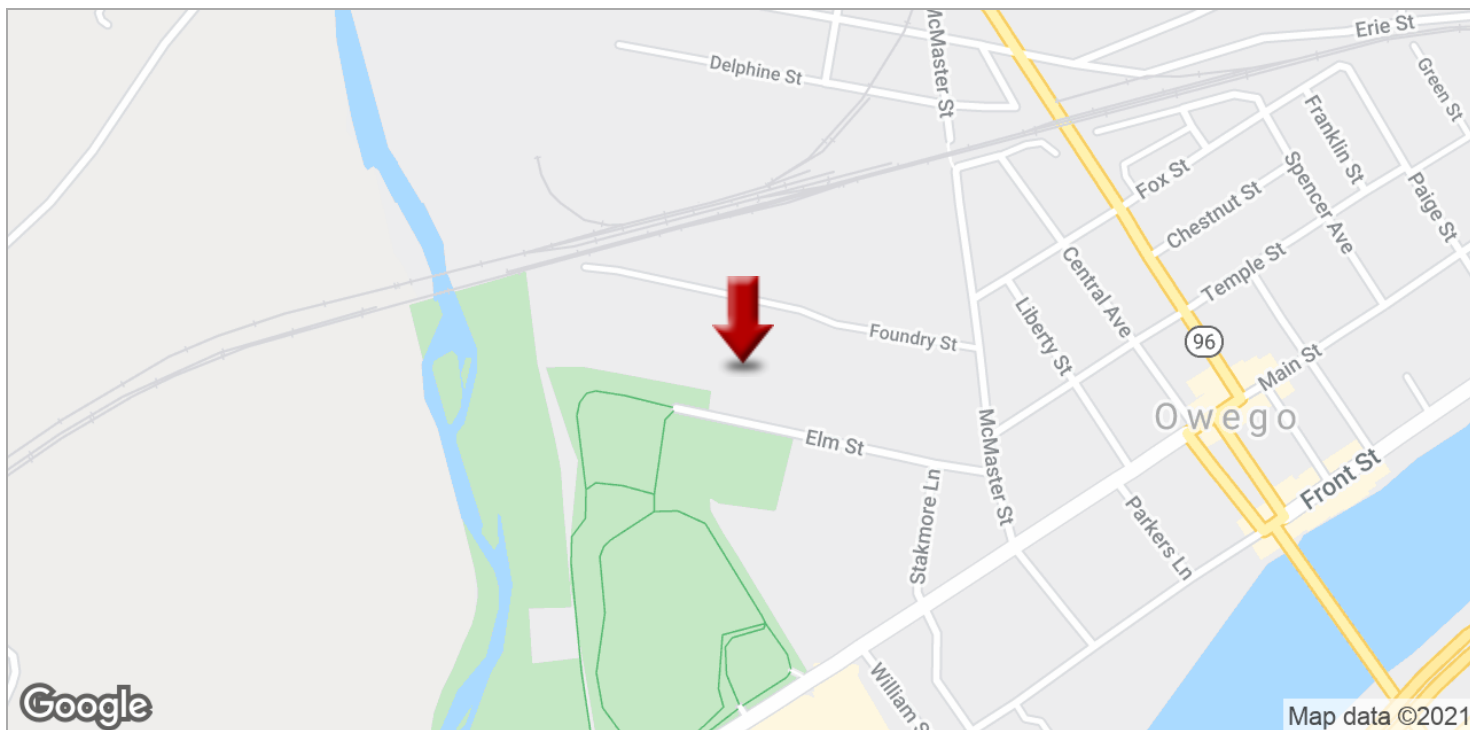
LOCATION MAPS

AERIAL MAP

Regional Map



Location Maps



Aerial Map



100 ELM STREET

FINANCIAL ANALYSIS

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FINANCIAL SUMMARY

Financial Summary

INVESTMENT OVERVIEW

100 ELM STREET OWEGO, NY

Price	\$1,499,000
Price per SF	\$13.09
CAP Rate	-
Cash-on-Cash Return (yr 1)	- %
Total Return (yr 1)	-
Debt Coverage Ratio	-

OPERATING DATA

100 ELM STREET OWEGO, NY

Gross Scheduled Income	-
Other Income	-
Total Scheduled Income	-
Vacancy Cost	-
Gross Income	-
Operating Expenses	-
Net Operating Income	-
Pre-Tax Cash Flow	-

FINANCING DATA

100 ELM STREET OWEGO, NY

Down Payment	-
Loan Amount	-
Debt Service	-
Debt Service Monthly	-
Principal Reduction (yr 1)	-