

## OFFICE FOR SALE

# 24 MADISON

24 Madison Avenue , Endicott, NY 13760



### OFFERING SUMMARY

<b>SALE PRICE:</b>	\$399,000
<b>AVAILABLE SF:</b>	6,048 SF
<b>LOT SIZE:</b>	0.47 Acres
<b>BUILDING SIZE:</b>	6,048 SF
<b>ZONING:</b>	Commercial
<b>MARKET:</b>	Binghamton Office
<b>PRICE / SF:</b>	\$65.97

### PROPERTY OVERVIEW

Offered for sale is this turn key Medical Office Complex in the heart of Historic Endicott. Walking distance to BAE systems and Washington Ave. This is a convenient central location. This 6,048 Square Foot complex has numerous exam rooms, reception area, nurses station and ample parking. Ramp entry installed. Priced to sell.

### PROPERTY HIGHLIGHTS

- Central location.
- Ample Parking, 2 surface lots.
- Central Air.
- Turn key as a Medical Office.
- Walking distance to Price Chopper Plaza.
- One block from Washington Avenue.
- Reception area, numerous exam rooms, Nurses station and more.

**KW COMMERCIAL**  
49 Court Street,  
Suite 300B  
Binghamton, NY 13901

**SCOTT WARREN**  
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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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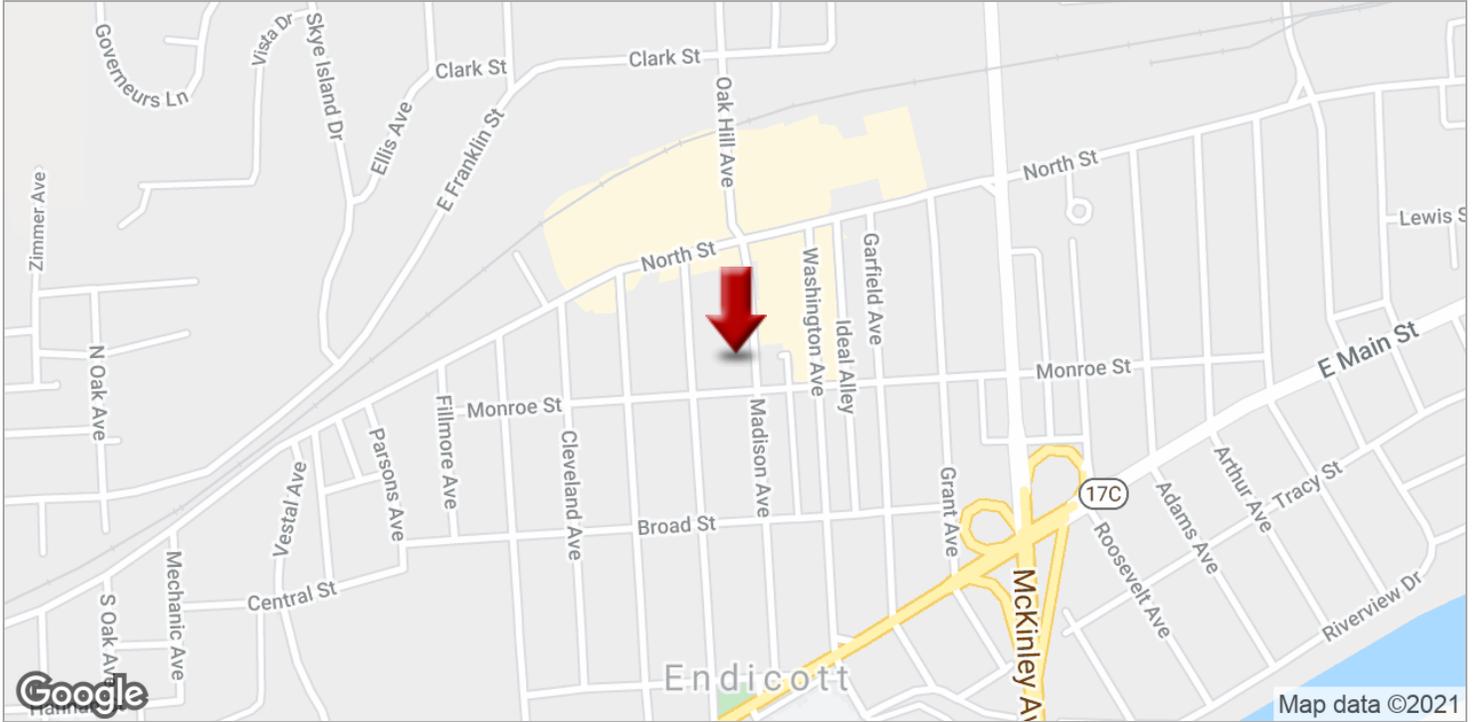
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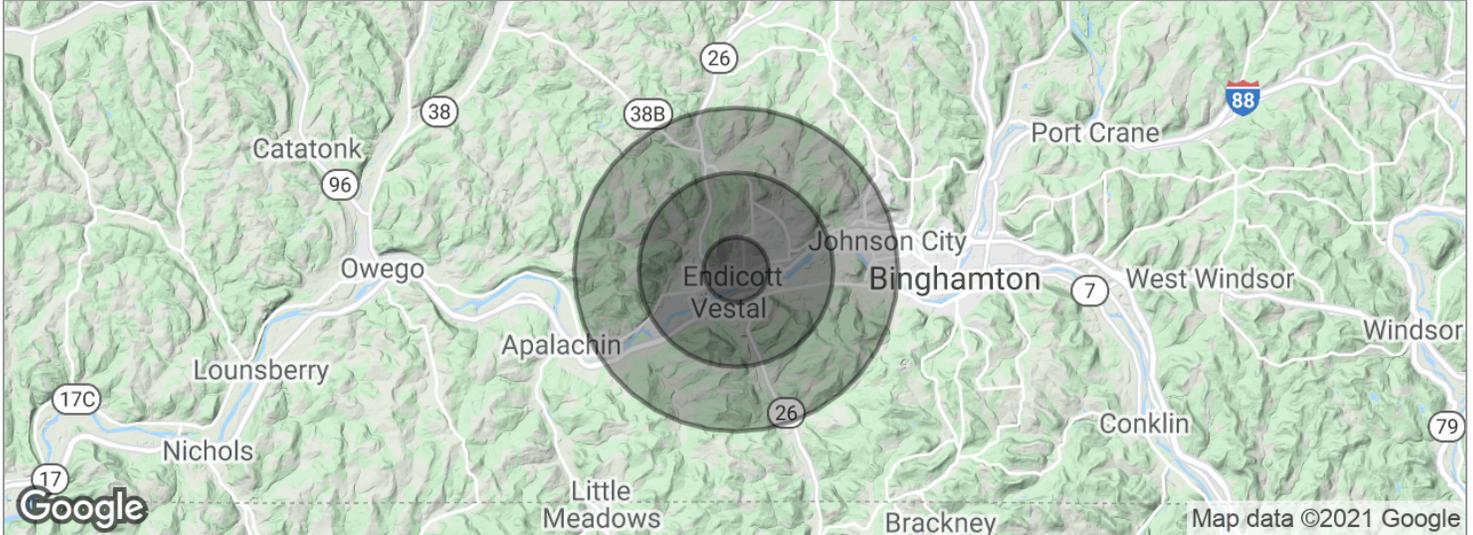
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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total population	11,967	48,185	73,996
Median age	40.3	42.3	42.6
Median age (male)	41.1	40.8	41.0
Median age (Female)	40.4	44.0	44.3

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	5,732	21,580	32,211
# of persons per HH	2.1	2.2	2.3
Average HH income	\$44,208	\$59,629	\$65,355
Average house value	\$112,626	\$146,236	\$162,003

\* Demographic data derived from 2010 US Census

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