


MLS: C172625A		Address: 43-45 WASHING TON AVE,1305 MONROE ST		Town: Union		List Price: \$350,000	
County: Broome		City/Vill: ENDICOTT NY 13760		Sch Dist: Union Endicott		List Type: Full Svc Excl Right to Sell Other Uses: None	
				Classification: OFF		Type-Sale/Lease: Sale	
				Exterior: Stucco		\$/Sq Ft Lease: \$	
				Exterior2:		Sq Ft Lease:	
				Construction: BRICK VENEER		Buildings: 1	
				Sign: Yes		Docks:	
				Adv Board Media: Y		Column Span:	
				Heat Sys: CENTRAL , GAS , BASEBOARD		Bays:	
				Cooling: CENTRAL , ELECTRIC		Stories: 3	
				Water: METER AT SITE-PUBLIC		Restrooms: 6	
				Sewer: PUBLIC AT SITE		Parking Spaces: 16	
				Utilities at Site: ELECTRICITY , GAS , TELEPHONE		Approx Fin. Sq Ft: 14400	
						Office Sq Ft:	
						Warehouse Sq Ft: 0	
						Approx Year Built: 1975	
						Acreage: 21	
						Lot Size: 42x100, 50x100	
<b>EXPENSES</b>							
Vacancy: \$		Management: \$		Taxes: \$25,415		Insurance: \$	
Heat: \$		Electricity: \$		Gas: \$		Water/Sewer: \$	
Total Year Expenses: \$				Expense Year:		Maintenance: \$	
						Other: \$	
<b>INCOME</b>							
Gross Opr Income: \$		Net Opr Income: \$		Cap Rate%:		Income Year:	
Documents on File: SITE PLAN , AERIAL PHOTO							
<b>OTHER FEATURES</b>							
Road Frontage: COUNTY/TOWN							
Road Surface: BLACKTOP							
Ceiling Height: 8-10 FEET							
Floor: CONCRETE SLAB							
Roof: COMPOSITION							
Miscellaneous: HOT WATER HEATER-GAS , SECURITY SYSTEM , CURBS and GUTTERS , SIDEWALKS							
Circuit Breaker: Y Fuses: N Amps: Volts:							
Tenant Paid: OTHER-SEE REMARKS							
Landlord Paid: TAXES , HEAT , ELECTRICITY , WATER , SEWER , GAS , INSURANCE , JANITORIAL SERVICE , ROOF MAINTENANCE , MAINTENANCE-OUTSIDE , MAINTENANCE-INSIDE , TRASH REMOVAL							
<b>TAX INFORMATION</b>							
Tax Map: 157.06-6-41 , 157.06-6-17		Zoning: Com		Deed Book/Page: /		Land/Total Assess: \$3,300 / \$36,400	
Total Taxes: \$16,502				Deed Restrict:			
Area: 06							
Remarks: Property is in Empire Zone, Town of Union 485-e tax abatement area, Business Assistance Loan Program (bala) and Central Business District Loan (CDB) loan programs. Extra lot for parking included in price. Former BSB Loan Center. Lower level is finished space which can be leased.							
Add Rem: To show and for additional information Please call Bob Harkness, Harkness Commercial Realty Group, .644 0101-222 2999.							
<b>Agency Bonus:</b>				<b>Owner:</b> Bank		<b>Owner Phone:</b> () -	
Seller Concessions: none				Seller: OWNER, BANK		LockBox #:	
Com Sub Agcy: 3				Show Inst: Call listing agent			
Com Buyer Agcy: 3				Directions: Right off E Main Street or left off North street to building			
Com Broker Agcy: 3							
Special Financing: None							
List Date: 10/29/2009		DOM: 0		<b>Sold Price:</b>		<b>How Sold:</b>	
Exp Date: 03/31/2010				Sell Agency:		Sell Agent:	
Contingent:				Pending/Contract Date:		Selling Date:	
				Concessions:			
Listing Firm: 219		0 HARKNESS COMMERCIAL REALTY GROUP		Phone: (607) 544-0101			
Listing Agent: 1290		ROBERT HARKNESS		Phone: (607) 544-0101			
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