



FOR SALE OR LEASE

401 Main Street
Johnson City, NY 13790



LOCATED IN AN OPPORTUNITY ZONE

OFFICE SPACE FOR LEASE OFFICE BUILDING FOR SALE

- Three story modern office building
- Built in 2011
- Elevator and ample parking
- 4,500 sf for lease by tenant or redevelopment by purchasers
- Available suite has striking reception area and a dozen private offices built around common area.
- Building is within walking distance to UHS and other medical facilities.
- Financial information for the building is available to a prospective purchaser signing an NDA

DETAILS

BUILDING SIZE	15,756 SF
ZONED	Neighborhood Commercial
LOT SIZE	1.50 acres
TAXES	\$ 68,974.24
TAX ID	143.56-1-11
ASSESSMENT	\$1,340,278
SELLING PRICE	\$1,875,000
AVAILABLE SUITE	4,500 SF
LEASE RATE	\$14.00/SF NNN

For more information, please contact:

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AVAILABLE SUITE



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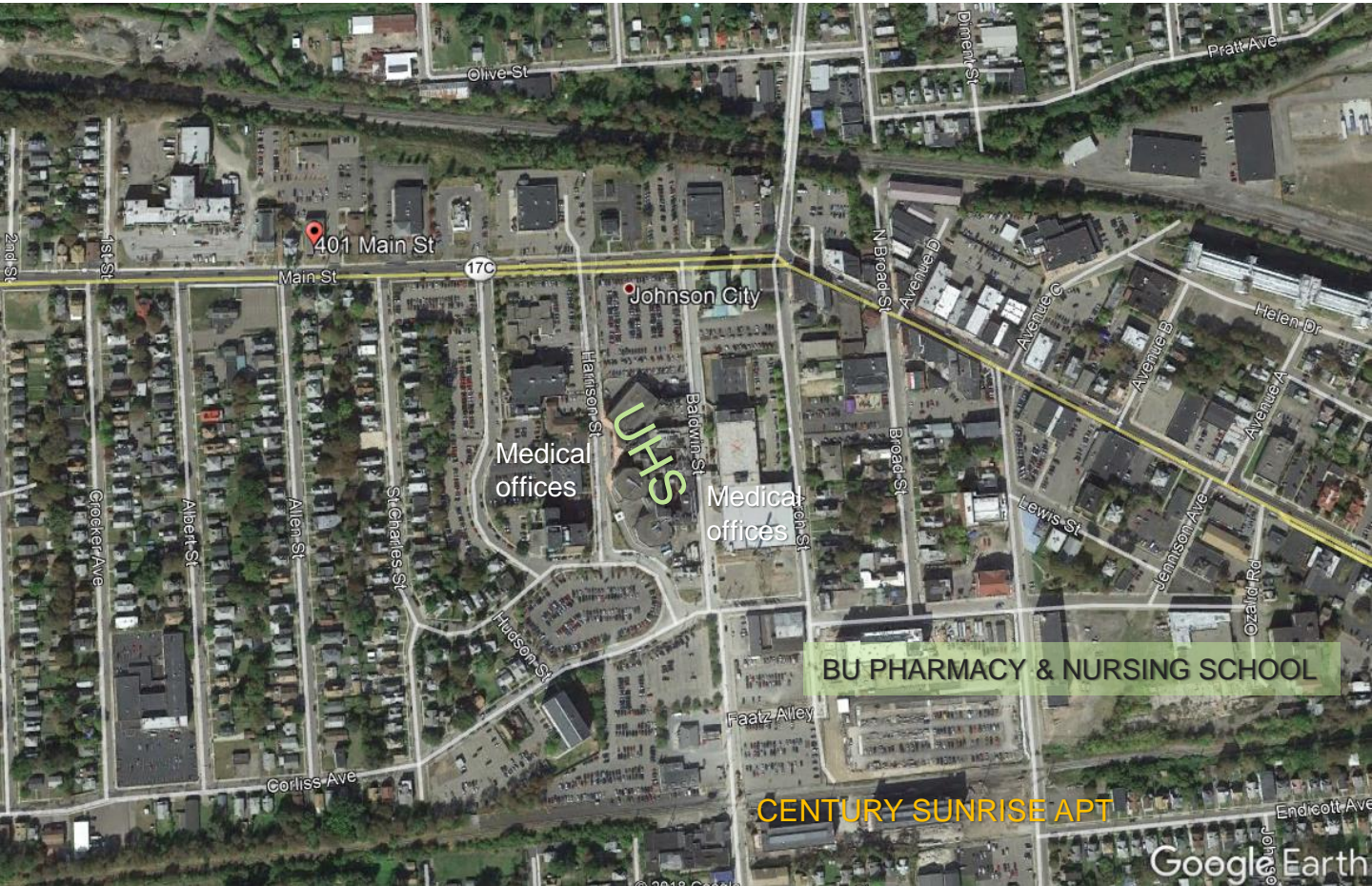
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DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
ESTIMATED POPULATION	13,903	61,173	121,395
EST. HOUSEHOLDS	6,148	24,114	50,003
EST. AVG HOUSEHOLD INCOME	\$45,245	\$59,259	\$58,856
Source: ERSI Business Analyst			

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