



**REALTY USA**  
(607) 754-2600

**JENNIFER LYNCH (607) 624-1490**  
jlynch@realtyusa.com



<b>MLS:</b> C173126A	<b>Address:</b> 74 OLIVE STREET	<b>Town:</b> Union	<b>List Price:</b> \$450,000
<b>County:</b> Broome	<b>City/Vill:</b> JOHNSON CITY NY 13790	<b>Sch Dist:</b> Johnson City	
	<b>Other Uses:</b> None	<b>Elm Sch:</b>	

Attachments()



**Classification:** OFF  
**Exterior:** Stucco  
**Exterior2:**  
**Construction:** FRAME  
**Sign:** No

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**Heat Sys:**  
**Cooling:**  
**Water:** METER AT SITE-PUBLIC  
**Sewer:** PUBLIC AT SITE  
**Utilities at Site:** ELECTRICITY , GAS , TELEPHONE , SEPARATE METERS , MASTER METER

**Type-Sale/Lease:** Both  
**\$/Sq Ft Lease:** \$  
**Sq Ft Lease:**  
**Buildings:**  
**Docks:**  
**Column Span:**  
**Bays:**  
**Stories:**  
**Restrooms:**  
**Parking Spaces:**  
**Approx Fin. Sq Ft:**  
**Office Sq Ft:**  
**Warehouse Sq Ft:**  
**Approx Year Built:** 1960  
**Acreage:**  
**Lot Size:** 260 X 85

**EXPENSES**

<b>Vacancy:</b> \$	<b>Management:</b> \$	<b>Taxes:</b> \$	<b>Insurance:</b> \$	<b>Maintenance:</b> \$
<b>Heat:</b> \$	<b>Electricity:</b> \$	<b>Gas:</b> \$	<b>Water/Sewer:</b> \$	<b>Other:</b> \$
<b>Total Year Expenses:</b> \$		<b>Expense Year:</b>		

**INCOME**

<b>Gross Opr Income:</b> \$	<b>Net Opr Income:</b> \$	<b>Cap Rate%:</b>	<b>Income Year:</b>
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Documents on File: AERIAL PHOTO

**OTHER FEATURES**

**Road Frontage:** CITY/MILLAGE  
**Road Surface:** CONCRETE  
**Ceiling Height:** 11-15 FEET , OTHER-SEE REMARKS  
**Floor:** CONCRETE SLAB , TILE , CARPETING , OTHER-SEE REMARKS  
**Roof:**  
**Miscellaneous:** OVERHEAD DOOR , AUTO BAY , CURBS and GUTTERS , SIDEWALKS  
**Circuit Breaker:**                      **Fuses:**                      **Amps:**                      **Volts:**  
**Tenant Paid:** OTHER-SEE REMARKS  
**Landlord Paid:** OTHER-SEE REMARKS

**TAX INFORMATION**

<b>Tax Map:</b> 143.56-1-2	<b>Deed Book/Page:</b> /	<b>Land/Total Assess:</b> \$1,500 / \$12,800
<b>Total Taxes:</b> \$7,735	<b>Zoning:</b> C	<b>Deed Restrict:</b>
<b>Area:</b> 04		

**Remarks:** Multi-use property - 2 offices, 2 apartments, 9 garage bays. Approx. 22,000 square feet total, located in empire zone, great highway access. Both apartments currently rented for \$475/each incl. utilities. MLS#'s 173124, 173125, 173126 can be packaged together for discounted price – bring offers!

**Directions:** HARRY L. DRIVE TO N. BROAD TO BROWN TO BURNS TO OLIVE

**Listing Agency:** REALTY USA  
**Listing Agent:** JENNIFER LYNCH

Photo Gallery MLS# 173126A



74 Olive Street



Garage Bays



Additional Bays



Aerial View



Zoning Map



Empire Zone Map