



Offering Memorandum

IN-PLACE INCOME. ADAPTIVE REUSE UPSIDE.



41 Court Street

BINGHAMTON, NY 13901

PRESENTED BY:

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PROPERTY SUMMARY

41 Court Street

BINGHAMTON, NY 13901

OFFERING SUMMARY

SALE PRICE:	\$1,200,000
BUILDING SIZE:	39,520 SF
LOT SIZE:	11,653 SF
PRICE / SF:	\$30.36
TENANT INCOME:	\$60,000 / PER YEAR
PROPERTY TAXES:	\$33,818

ABOUT:

41 Court Street offers 39,520 SF of in-place income and redevelopment potential within two connected building sections. The property combines an operating restaurant and entertainment tenant, vacant commercial space, existing apartment buildouts and a significant historic component, allowing a new owner to pursue improvements in phases.

The Court Street section includes Blazin Saddles Eatery & Saloon, which provides current commercial income, and the vacant former Galaxy Brewing space. Brewery and production infrastructure remain within the Galaxy portion, while apartment buildouts are located above both commercial spaces.

The larger historic section faces the Metro Center plaza and provides a separate entrance to several additional floors. Its defining feature is the former Wamsutta Tribe No. 37 lodge hall, where painted murals, a wraparound balcony, original woodwork and an ornamental ceiling dome remain. C-2 zoning and potential historic rehabilitation incentives support a range of residential, hospitality, entertainment, arts and mixed-use strategies, subject to approvals.



PROPERTY HIGHLIGHTS

- 39,520 SF Mixed-Use Redevelopment Opportunity
- \$60,000 Reported Annual Income from Blazin Saddles
- Vacant Former Galaxy Brewing Space with Brewery Infrastructure
- Apartment Buildouts Above Both Court Street Commercial Spaces
- Historic Wamsutta Lodge Hall with Murals and Wraparound Balcony
- Court Street Frontage and Metro Center Plaza Access
- C-2 Zoning with Historic Rehabilitation Incentive Potential



**IN-PLACE
INCOME**

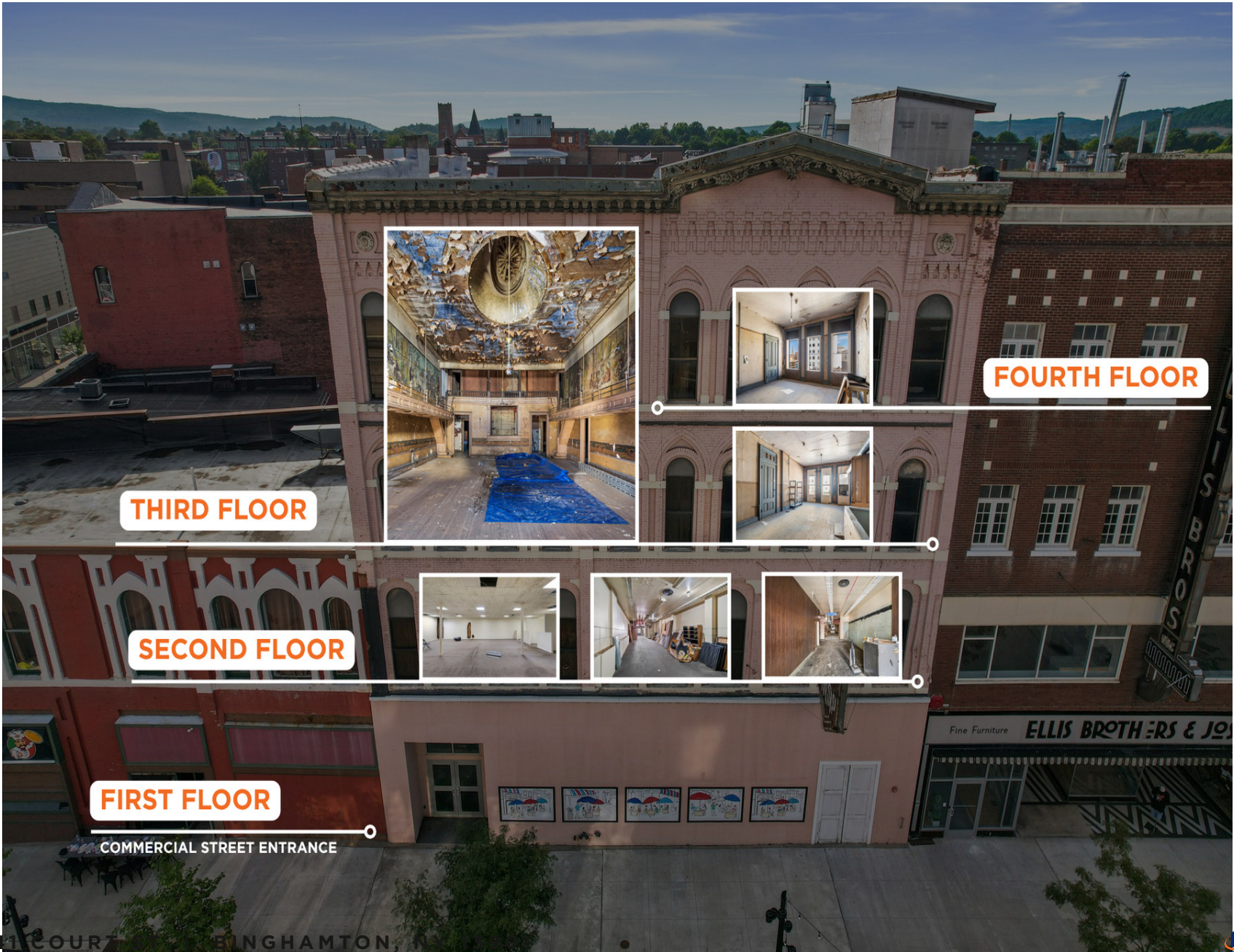


**REDEVELOPMENT
UPSIDE**

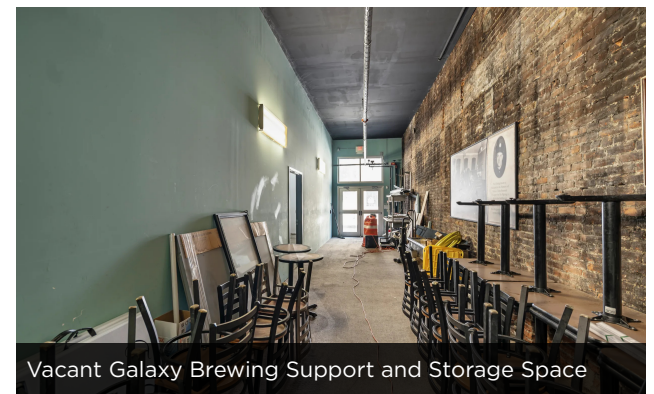
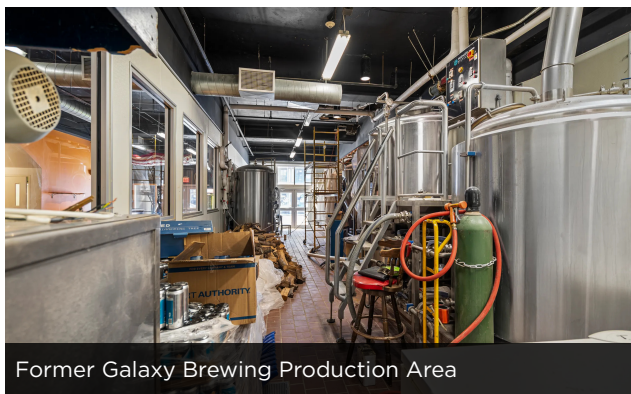


**RARE HISTORIC
ARCHITECTURE**

VISUAL OVERVIEW



PROPERTY PHOTOS



THE WAMSUTTA LODGE HALL

A RARE HISTORIC INTERIOR WITH SIGNIFICANT PRESERVATION POTENTIAL

Constructed between 1867 and 1869, the Bennett Block became home to Wamsutta Tribe No. 37 in 1909. The organization occupied the entire fourth floor, establishing the hall as a prominent gathering place for several affiliated groups.

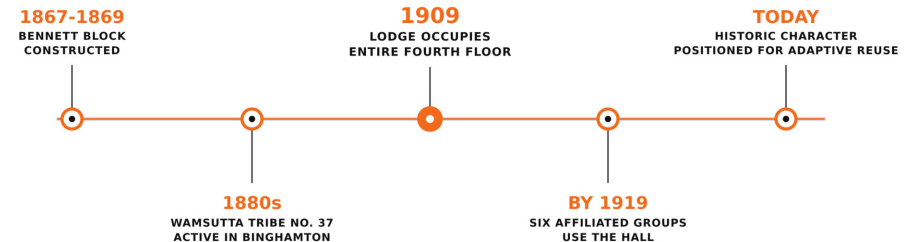
Painted murals, balcony galleries, decorative woodwork, a raised platform and an ornamental ceiling dome continue to define the room. Although restoration is required, the hall retains the scale, craftsmanship and character of its original design.

Thoughtful preservation could support an event venue, performance space, gallery, cultural destination or distinctive amenity within a broader mixed-use redevelopment. A future owner may also preserve the hall primarily as one of the property's defining historic features.



THE HALL THROUGH TIME

WAMSUTTA LODGE HALL | 41 COURT STREET | BINGHAMTON, NY

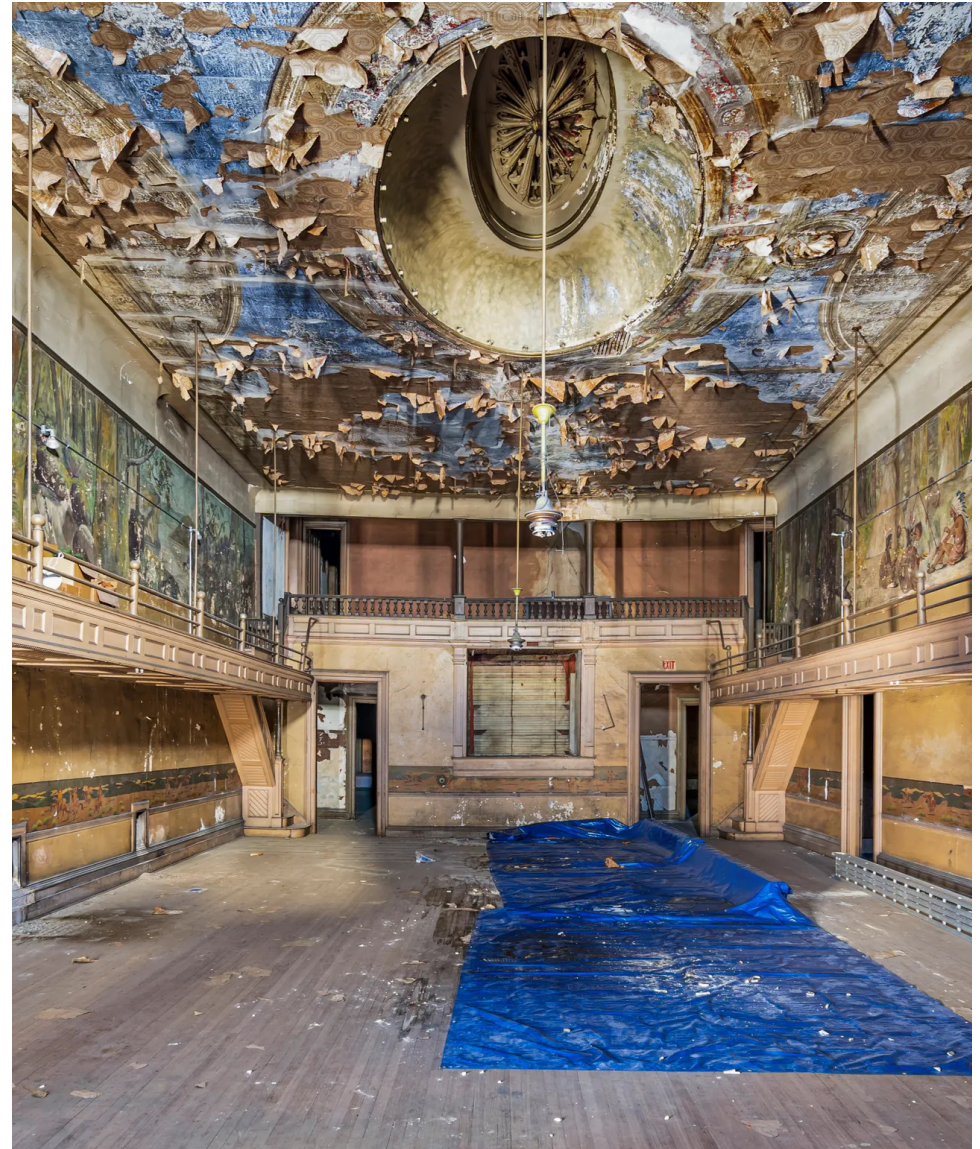


HISTORICAL TIMELINE BASED ON PUBLIC PRESERVATION RECORDS

HISTORIC LODGE HALL PHOTOS



Historic Wamsutta Lodge Hall with Original Murals, Wraparound Balcony and Ornamental Ceiling Dome.



Surviving architectural details preserve the hall's historic character and reveal the craftsmanship and scale of its original design.

LOCATION DESCRIPTION



41 Court Street is positioned between Court Street and the Metro Center plaza, providing exposure to both downtown's primary commercial street and an established pedestrian setting. Restaurants, nightlife and local businesses surround the Court Street frontage, while Courthouse Square, City Hall and municipal offices are concentrated nearby.

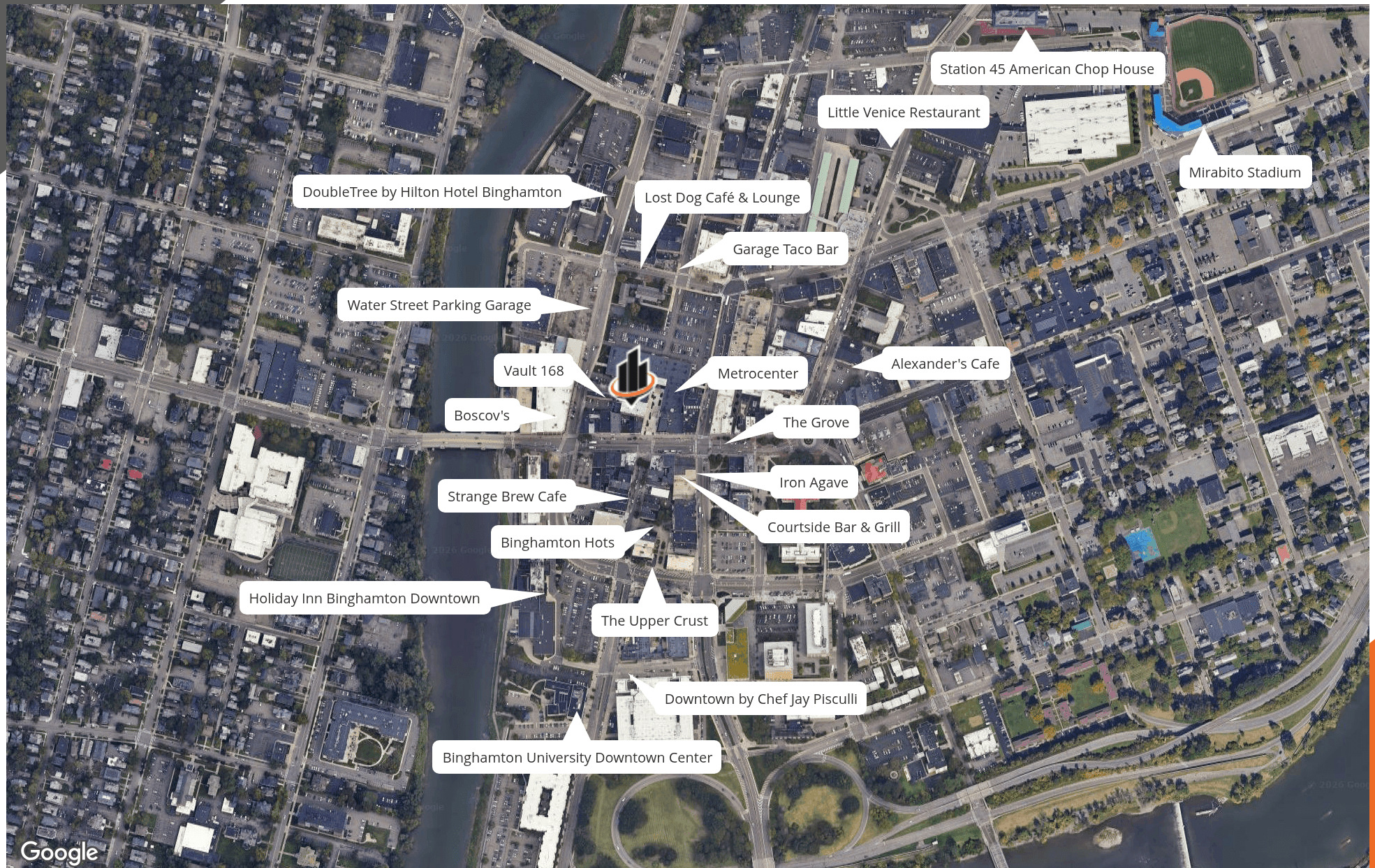
Demand is supported by Binghamton University and its Downtown Center, downtown residential and student housing, regional healthcare and professional employment, nearby hotels and destinations such as Mirabito Stadium. Together, these uses bring students, employees, residents, visitors and event traffic into downtown throughout the week.

Public parking, BC Transit service and convenient access to Interstate 81, Interstate 88 and New York State Route 17 support local and regional accessibility. This combination of employment, education, residential, dining and entertainment demand supports a broad range of future uses at the property.

PROPERTY FOOTPRINT



RETAILER MAP





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PROFESSIONAL BACKGROUND

Lisberto Calvo is a Licensed Commercial Real Estate Salesperson at SVN® Innovative Commercial Advisors, specializing in investment and commercial properties in Binghamton and Syracuse. He works closely with investors and business owners to identify opportunities - whether acquiring income-producing properties, securing tenants, or optimizing asset value.

Known for his market knowledge and resourceful approach to deal-making, Lisberto helps clients navigate complex transactions with confidence. He also understands the importance of creative financing solutions, structuring deals that maximize returns and overcome financial barriers.

Born and raised in the Dominican Republic, Lisberto moved to the U.S. as a teenager, bringing a relentless drive to succeed and a natural ability to connect with people. His friendly, approachable nature makes him a trusted advisor, while his strategic mindset and problem-solving skills ensure every deal is executed with precision.

Fluent in Spanish, Lisberto seamlessly bridges cultural and business gaps, creating opportunities for a diverse range of investors and business owners. Whether expanding a portfolio, repositioning an asset, or securing the right space, he is committed to delivering results-driven strategies and building long-term partnerships.

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