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FOR LEASE · LEASING BROCHURE

203 Robinson St

203 Robinson St, Binghamton, NY 13904

Retail / Convenience Store / Grocery Store

ASKING RATE

$0.781/SF/MO

TOTAL BUILDING SPACE 3,400 SF	LOT SIZE 8322 SF
ZONING neighborhood	YEAR BUILT 1930



203 Robinson St

CONTENTS

01 Executive Summary 3

02 Property Details 4

03 Features & Amenities 5

04 Location 6

05 Property Photos 7



01

Executive Summary

OFFERING SUMMARY

ADDRESS	203 Robinson St, Binghamton, NY 13904
PROPERTY TYPE	Retail / Convenience Store / Grocery Store
TOTAL BUILDING SPACE	3,400 SF
LOT SIZE	8322 SF
YEAR BUILT	1930
YEAR RENOVATED	1990
PROPERTY CLASS	B
ZONING	neighborhood

LEASE SUMMARY

ASKING RATE	$0.781/SF/MO
LEASE TYPE	Modified Gross
TOTAL LEASE RATE	$1/SF/MO
EXPENSE RATE	$0.219/SF/MO
TOTAL MONTHLY RENT	$1,600
LEASE LENGTH	Short Term (1–3 years)
AVAILABLE	Nov 21, 2026

HIGHLIGHTS

- ✓ busy street in working class neighborhood

OVERVIEW

Store front with 1600 sq ft, and kitchenette, and 1/2 bath. $1250./month plus 1/2 of Electric, Heat included; Spacious with new tile floor; Frontage on a main busy road with free street parking, located at a bus stop; Easy access to highway. Call Jim at 607-754-8443 before 10:00 AM or after 7:00 PM. No Texts it's a landline.

02

Property Details

PARKING INFO	On Street
APN	145.78-1-10
GROSS LEASABLE AREA	1,600 SF
NET LEASABLE AREA	1,600 SF
VACANT AREA	1,600 SF

MAXIMUM CONTIGUOUS	1,600 SF
MINIMUM DIVISIBLE	1,600 SF
NO OF BUILDINGS	1
NO OF STORIES	2
NO OF SPACES/SUITES	1

TENANCY	Multiple
LEASE RATE TYPE	Monthly
LEASE MODEL	Direct
LEASE DELIVERY CONDITION	Vanilla Warm Shell
FRONTAGE DESCRIPTION	Brick and windows on sidewalk

03

Features & Amenities

Unit Amenities

- ✓ 24 Hour Access
- ✓ Central Heating
- ✓ Natural Light

Site Amenities

- ✓ Building Signage
- ✓ Restrooms

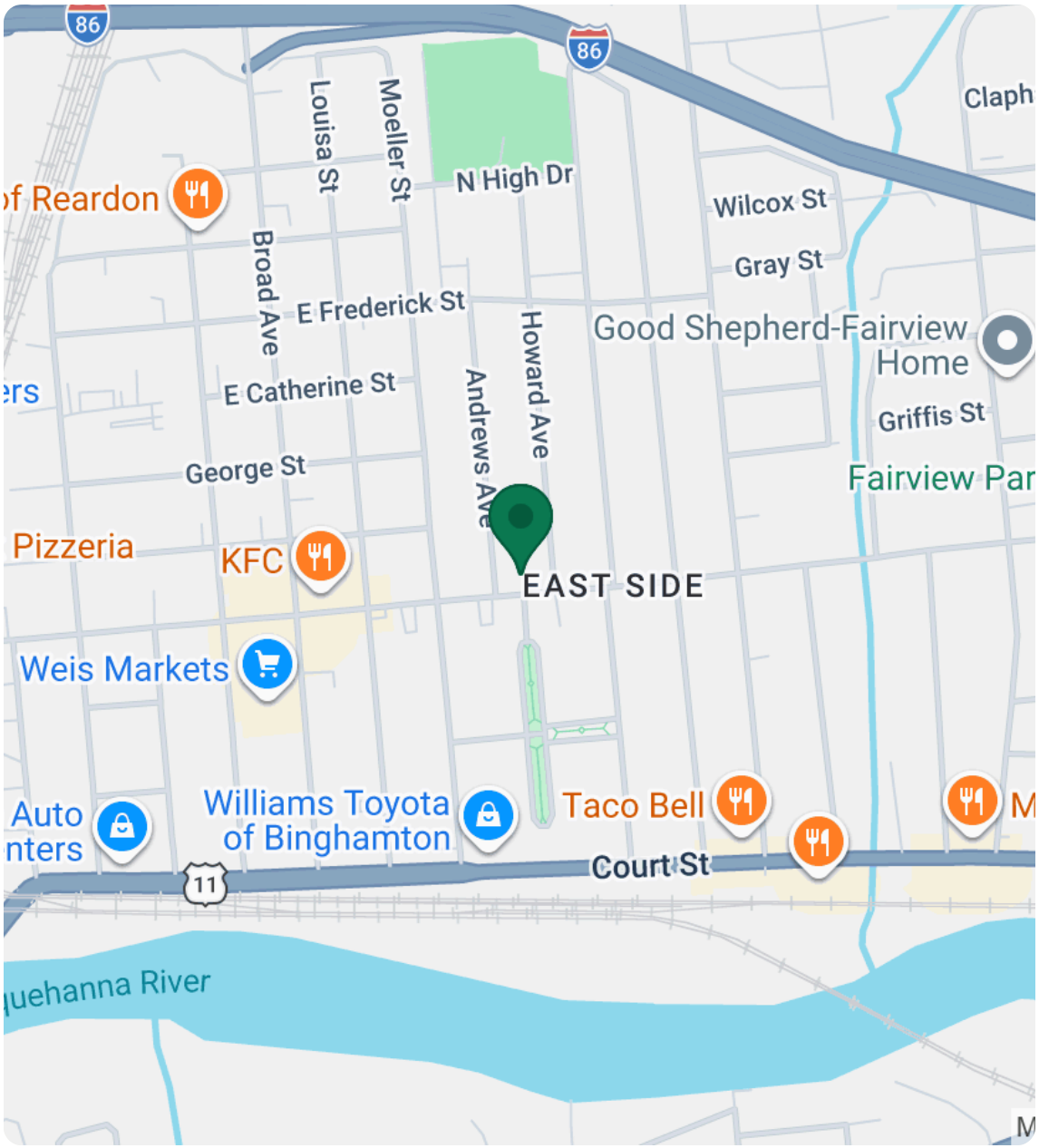
Location Amenities

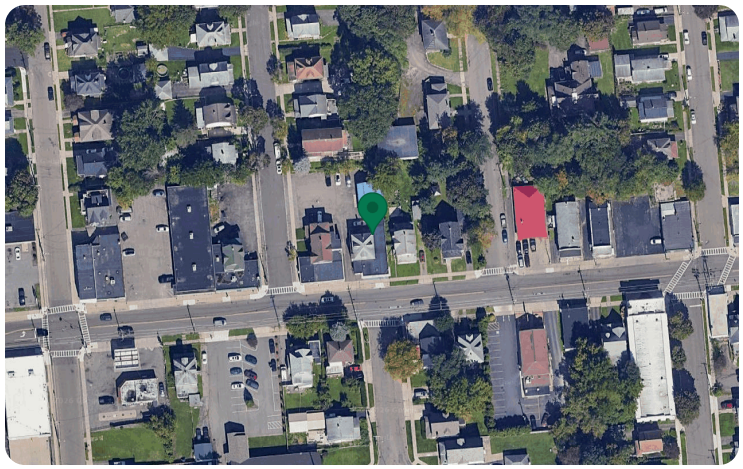
- ✓ Bus Lines
- ✓ Coffee Shops
- ✓ Convenience Store
- ✓ Restaurants
- ✓ Banking

04

Location

203 Robinson St, Binghamton, NY 13904





BUSES

Robinson/Howard	1 min walk · < 0.1 mi
Robinson/Moeller	1 min walk · 0.1 mi
Robinson/Mason	2 min walk · 0.1 mi

Transit data provided by Google. Times and distances are estimates.





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