

Absolute Real Estate Auction – Phase 2 (24) Residential Multi & Single Family Investment/ Income Properties

Properties In Binghamton & Conklin, NY

Thursday March 6, 2025 6:00PM

Auction For All The Properties To Be Held At The Manasse Auction Facility,
12 Henry Street (Rt. 26 South), Whitney Point NY.

**(24) Multi & Single Family Investment Properties Throughout
Binghamton & Conklin – Owners Selling Due To Health Reasons –
Phase 2 - 2nd Auction For These Owners!**

All Selling Absolute To The Highest Bidder, Regardless Of Price!!

Auction Property 1- 1 Baxter St., Binghamton, NY - Single Family Home, 4BR, 1.5 Bath, Rented / Occupied; **Auction Property 2-** 12 Elm St., Binghamton, NY - Single Family Home, 4BR, 1.5 Bath, Rented / Occupied; **Auction Property 3-** 19 Monroe St., Binghamton, NY - Single Family Home, 4BR, 1 Bath, Rented / Occupied – Nice East Side Location!! **Auction Property 4-** 19 Way St., Binghamton, NY – 2-Family Home, 1st Floor Vacant, 2 BR, 1 Bath, 2nd Floor 3-4 BR, 1 Bath -2nd Floor Rented / Occupied; **Auction Property 5-** 15 Elm Street, Binghamton, NY – 3-Family Home, 1st Floor Is A 3BR, 1 Bath w/ Bonus Laundry Room, 2nd Floor Was Previously 2 Separate 1BR Apartments. It Was Combined Into A Single Family, 3BR, 2 Full Baths w/ An Extra Kitchen; **Auction Property 6-** 27 Lydia Street, Binghamton, NY – 2-Family, 3BR, 1 Bath, 1 Kitchen Each Floor, Entire House Is Currently Being Rented By One Family; **Auction Property 7-** 20 Pleasant Ave, Binghamton, NY – 2-Family Home, 1st Floor 2-3BR, 1 Bath, 2nd Floor 3BR, 1 Bath, Both Apartments Rented / Occupied; **Auction Property 8-** 18 Pleasant Ave., Binghamton, NY - Single Family Home, 4BR, 1 Bath, Rented/ Occupied; **Auction Property 9-** 19 Pleasant Ave., Binghamton, NY - Vacant Open Lot, Across From Auction Properties 7 & 8; **Auction Property 10-** 35 Gerard Ave., Binghamton, NY - Single Family Home, 4BR, 2.5 Bath, Legal 3-Family Home, 1-3 Family All Rented To 1 Family – Home Is Rented/ Occupied; **Auction Property 11-** 37 Thorp St., Binghamton, NY - Single Family Home, 3BR, 1 Bath, Rented / Occupied; **Auction Property 12-** 552 State St., Binghamton, NY - Single Family Home, 4BR, 1 Bath, Rented/ Occupied; **Auction Property 13-** 48 Lydia St., Binghamton, NY - Single Family Home, 4BR, 1 Bath, Double Lot, Rented / Occupied; **Auction Property 14-** 51 Hotchkiss St., Binghamton, NY - Single Family Home, 4BR, 1 Bath, Southside, Rented / Occupied; **Auction Property 15-** 39 Doubleday St., Binghamton, NY – 4-Family Property, In 2 Separate Buildings, Front House Is A 2-Family, Each Unit Is 4BR, 1 Bath, Both Of These Units Are Vacant, Rear House Is A 2-Family, Each Unit Is 3BR, 1 Bath; **Auction Property 16-** 55 Mary St., Binghamton, NY - Southside, 2-Family Home, Each Unit, 3BR, 1 Bath, Both Are Rented / Occupied; **Auction Property 17-** 57 Mary St., Binghamton, NY - Southside, 2-Family Home, 1st Floor Is 2BR, 1 Bath, 2nd Floor Is 3BR, 1 Bath. Both Units Are Rented / Occupied; **Auction Property 18-** 9 Barbara Ave., Conklin, NY (Just Off Conklin Ave. - Close To Eureka Tent) - Single Family Home, 4BR, 1 Bath, Home Is Rented/ Occupied; **Auction Property 19-** 62 Mary St, Binghamton, NY, Southside - Single Family Home, 4BR, 1.5 Bath, Home Is Rented / Occupied; **Auction Property 20-** 63 Baldwin St., Binghamton, NY, Southside / Conklin Ave. Area - Single Family Home, 3-4BR, 2 Bath, Home Is Rented / Occupied; **Auction Property 21-** 7 Pleasant St., Binghamton, NY - Single Family Home, 3-4BR, 1 Bath, Home Is Rented / Occupied; **Auction Property 22-** 62 Gerard Ave., Binghamton, NY – 2-Family Home That Was Recently Rented To 1 Family, 2nd Kitchen Was Used As A BR, 2 Bath, Home Is Vacant, Open House On Monday, March 3, 5:30PM–6:30PM; **Auction Property 23-** 99 Robinson St., Binghamton, NY, Eastside – 6-Unit Apartment Home, All Units Are 2BR, 1 Bath, Some Units Have Dining Rooms That Were Used As A Third BR, 5 Units Are Vacant. Only 1 Is Rented. Open House – Monday, March 3, 5PM–6PM; **Auction Property 24-** 97 Robinson St., Binghamton, NY, Eastside - Single Family Home, 4BR, 1.5 Bath, Was 3 Lots That Were Combined Into 1. Home Is Rented / Occupied; **If Any Tests Are Wanted Or Needed, They Must Be Done Prior To Auction. Properties Sell Absolute To The Highest Bidder Regardless Of Price! Properties Sell As-Is With No Contingencies! Owners Selling Due To Health Reasons!**

Inspection Of Properties: Most Homes Are Presently Occupied With Tenants And Will Not Be Shown. On March 3rd, There Will Be Open Houses From 5PM–6PM at 99 Robinson St. And From 5:30PM-6:30PM at 62 Gerard Ave.

Terms Of Auction: 20% Down Payment Due Day Of Auction For Each Property By Cash Or Good Check. Balance At Closing In 30 Days. 10% Buyers Premium / Auctioneers Fee Charged On Final Bid Price. Buyers Premium Added To The Final Bid Which Makes The Purchase Price. Properties Sell As-Is w/ No Contingencies. Be Prepared. Properties Will Be Sold w/ Quit Claim Deeds, w/ No Abstracts. Properties Will Be Sold With Good Title, Free Of All Liens & Encumbrances As Of Closing. Taxes & Rents Will Be Prorated And Adjusted As Of Closing Date.

Auctioneers Note: All of These Properties Belong To 1 Owner That Is Retiring From The Rental Business. Selling Due To Retirement & Health Issues. This Is The 2nd Multi Parcel Home Auction We Have Had For This Family. Plan To Attend!! All Properties Sell Absolute To The Highest Bidders Regardless Of Price!!

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12 Henry Street (Rt.26 South), Whitney Point, NY**

**Bidder Registration Starts At 4:30PM The Day Of The Auction At The
Auction Site. Visit Our Website For More Details, Terms & Pictures at
www.manasseauctions.com**



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