



Building Includes Business
FOR SALE: \$3,350,000



21 BROADWAY AVENUE, FAIR HARBOR, NY

±3,800 SF RETAIL STOREFRONT/RESIDENTIAL BUILDING

Commercial Property with Successful Established Business

Gary Pezza CIREC
Chief Commercial Associate
516.972.4700
gary.pezza@dgncommercial.com

Nathaniel Larson
Real Estate Salesperson
631.800.1301
nathaniellarson@danielgale.com



Property Details

±3,800 SF MULTI-USE RETAIL/RESIDENTIAL BUILDING

FOR SALE: \$3,350,000

Commercial Property Including Established Business. Investor/Owner-User

TAX MAP: 0500-493-00-02-00-036-000

TENANCY: MULTIPLE (2 TENANTS) (2) ±1,900 SF SPACES W/SEPARATE ENTRANCES

TAXES: \$13,404.37

RETAIL: PIONEER MARKET (FULLY STOCKED) ±1,900 SF

NOI: \$93,682.14

RESIDENTIAL: 2 BEDROOM APARTMENT (OWNER USE OR RENTAL INCOME) ±1,900 SF

STORIES: 2

Included with Computerized House Account System. An ATM. Cooking Hood with Fire Suppressant System. 2 Golf Carts, 4 Pallet Jacks and a Tool Shed. 1 Walk-in Freezer, 2 Walk-in Cooler Boxes and an Ice Cream Service Window.

TURNKEY INVESTMENT OPPORTUNITY

OPERATING ANNUALLY: MAY THROUGH OCTOBER

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For more information on this exclusive, contact:

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