

PRIME OPPORTUNITY IN THE HEART OF AMITYVILLE 2 BUILDING PORTFOLIO SOLD TOGETHER OR SEPARATELY APPROX. 16,000 SF LOT WITH GROWTH POTENTIAL!

193-199 Broadway, Amityville, NY 11701



PROPERTY DESCRIPTION

Rare commercial portfolio features two buildings at 193 & 195-199 Broadway. Combined the buildings sit on approx. 16,000 SF lot with approx. 8,100 SF built-out space with rear parking for 23-24 cars. Up to 6200 SF is currently available for an owner user. One unit is occupied by a Dental facility who has been there for many years with a existing lease ending in 2031. Located walking distance from Long Island Railroad, and just minutes from major highways, eateries, banks, and municipal parking... everything your or your tenant may need is at your fingertips.

Growth Potential & Immediate Income!

Both buildings offer an "as-of-right" opportunity to add two apartments per building on the second floor or expand office space (verify with Amityville building department). Properties like this, with secured income and development upside, rarely hit the market. Act fast!

PROPERTY HIGHLIGHTS

- **Prime Location** – Near hospitals, LIRR, highways, dining, banks & parking.
- **Potential Income** – 2 units leased, 4 units available from 1200 SF - 5100 SF
- **Divided for tenants** – All units have there own meters, and entrances
- **On-Site Parking** – Rear parking for tenants & visitors.
- **Potential** – Add 2 apts./bldg. or expand ofc. space (verify w/ bldg dept.).

CONTACT EXCLUSIVE AGENT

EITAN HAKAMI

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OFFERING SUMMARY

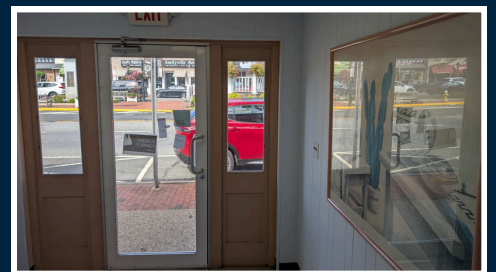
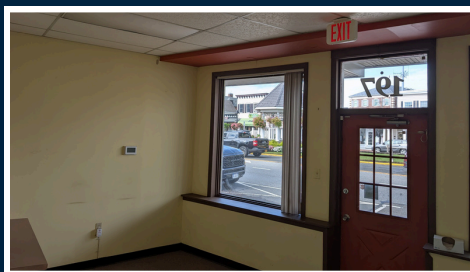
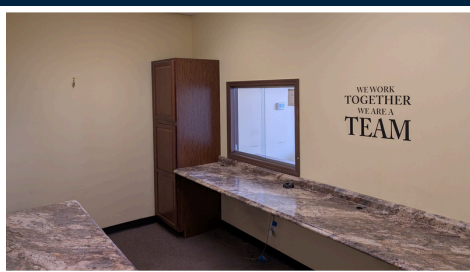
Sale Price:	Call for Details
Taxes:	\$53,109/yr
Property Size:	Approx. 16,000 SF
Building Size:	Approx. 8,100 SF
Buildings:	2 Adjacent Bldg
Stories:	1
Year Built:	1965
Parking:	23-24 Cars

AVAILABLE FOR SALE

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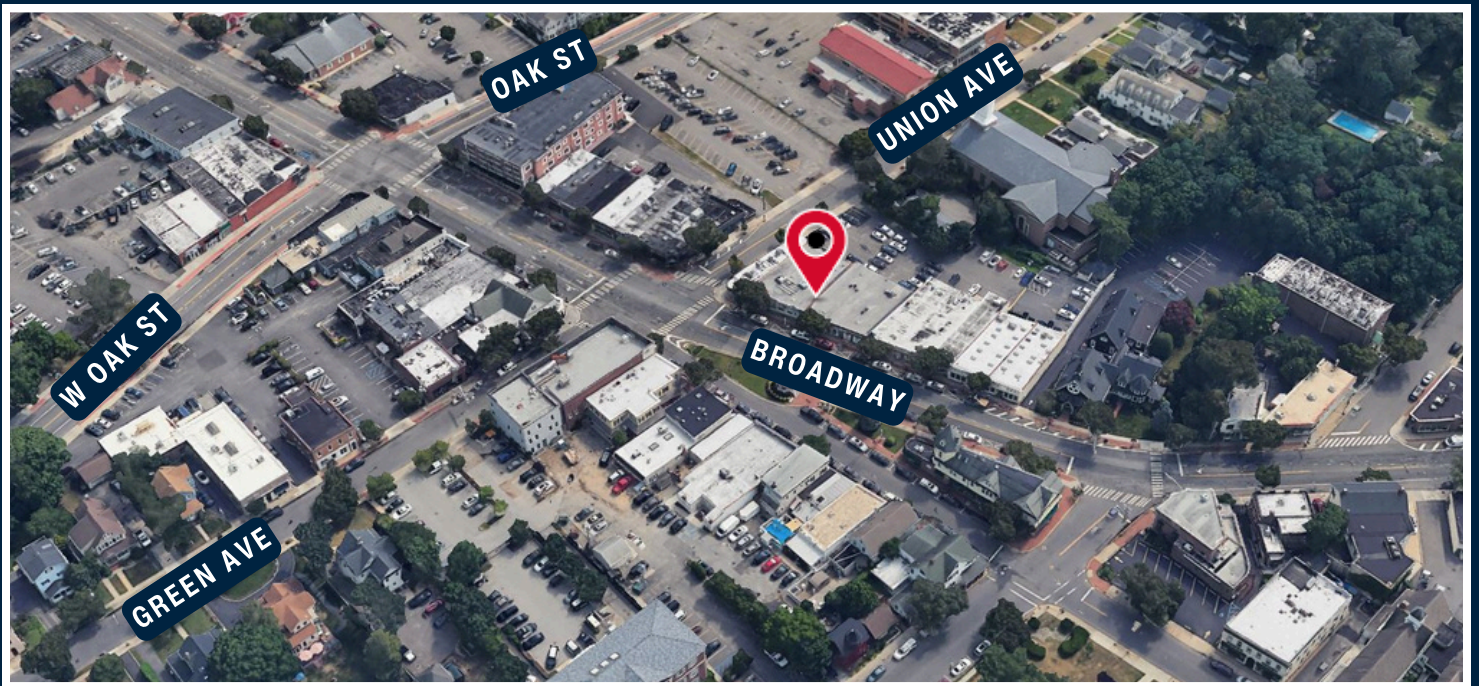
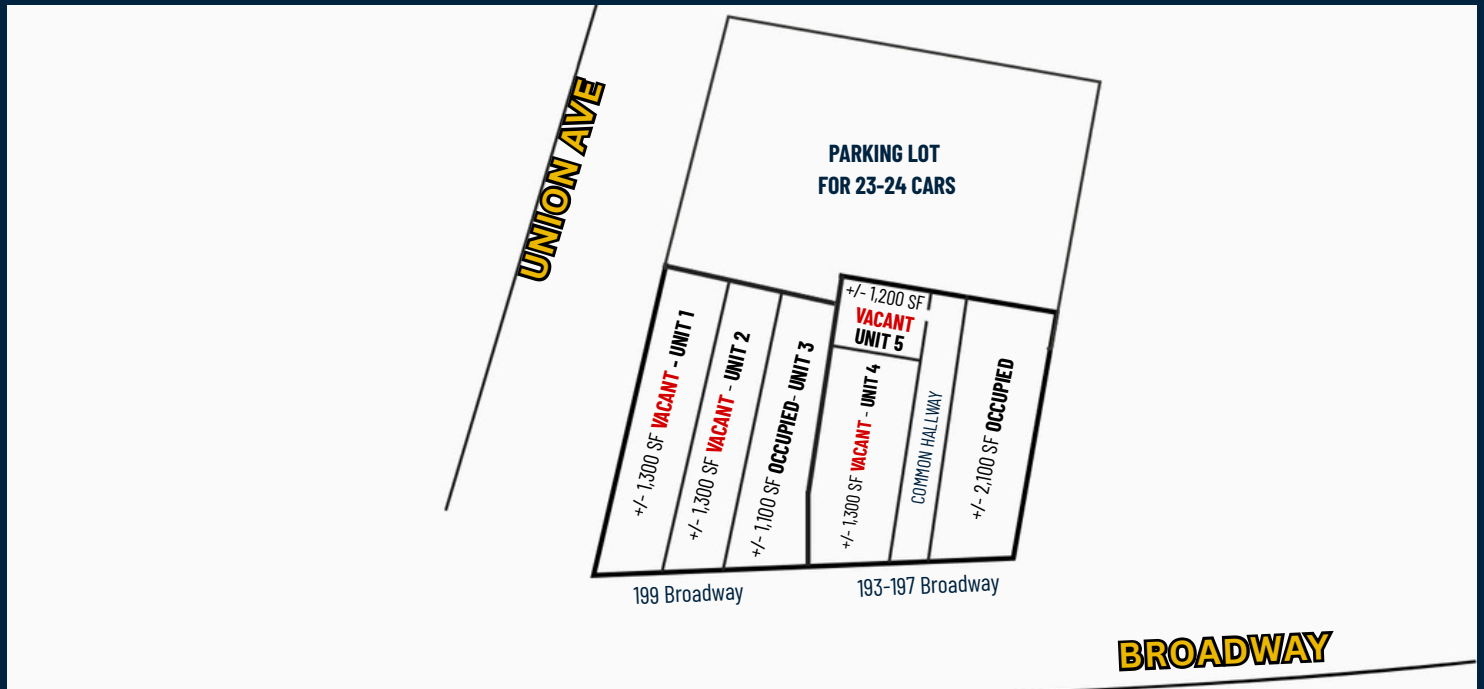
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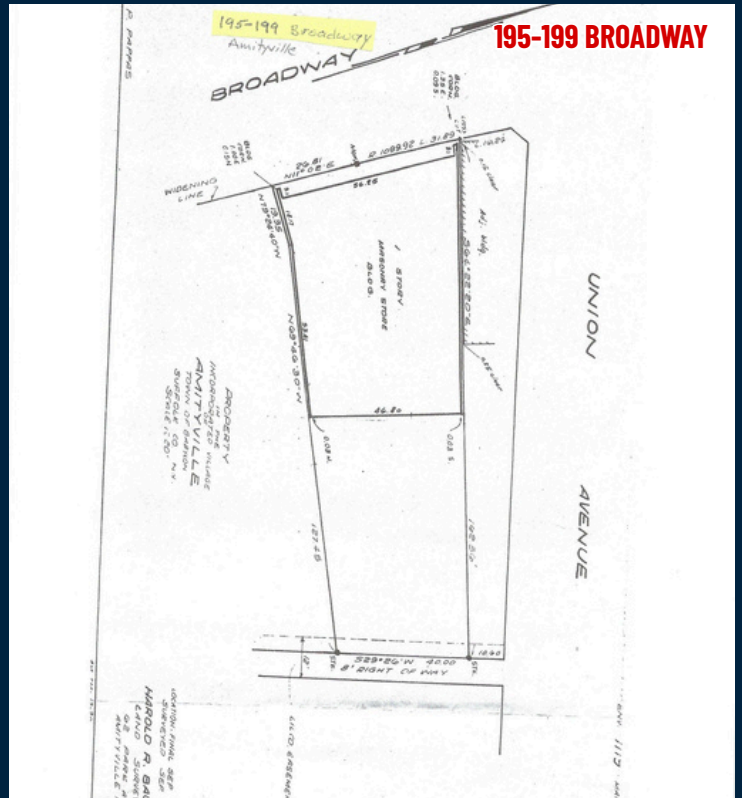
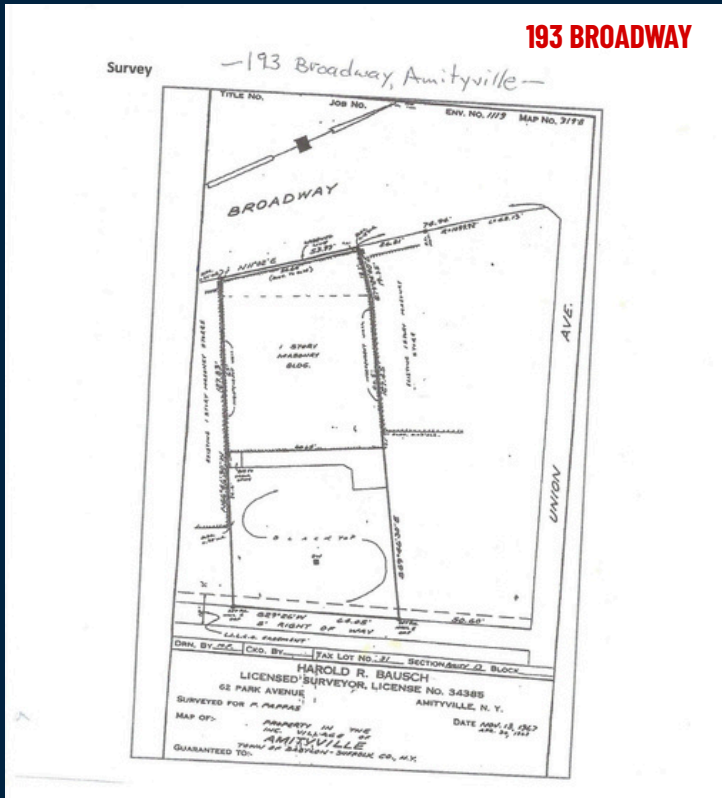
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