



22 BROADWAY AMITYVILLE, NY



# MULTI-USE BUILDING FOR SALE

- High Visibility on Broadway/Route 110
- Excellent transportation access (Sunrise Hwy., Southern State Pkwy, LIRR)
- Dense surrounding population base for retail and service uses.
- Adjacent to municipal parking lot

## PROPERTY FEATURES

- ✓ +/- 3,300 Sq. Ft.
- ✓ +/- 0.15 Acre Lot
- ✓ 12' Ceiling Height
- ✓ Gas Heat
- ✓ Fully Air-conditioned

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions, imposed by our principals.

**EXCLUSIVE AGENT**

TOM ATTIVISSIMO, CCIM (516) 606-6161

[tomatti@greiner-maltz.com](mailto:tomatti@greiner-maltz.com)

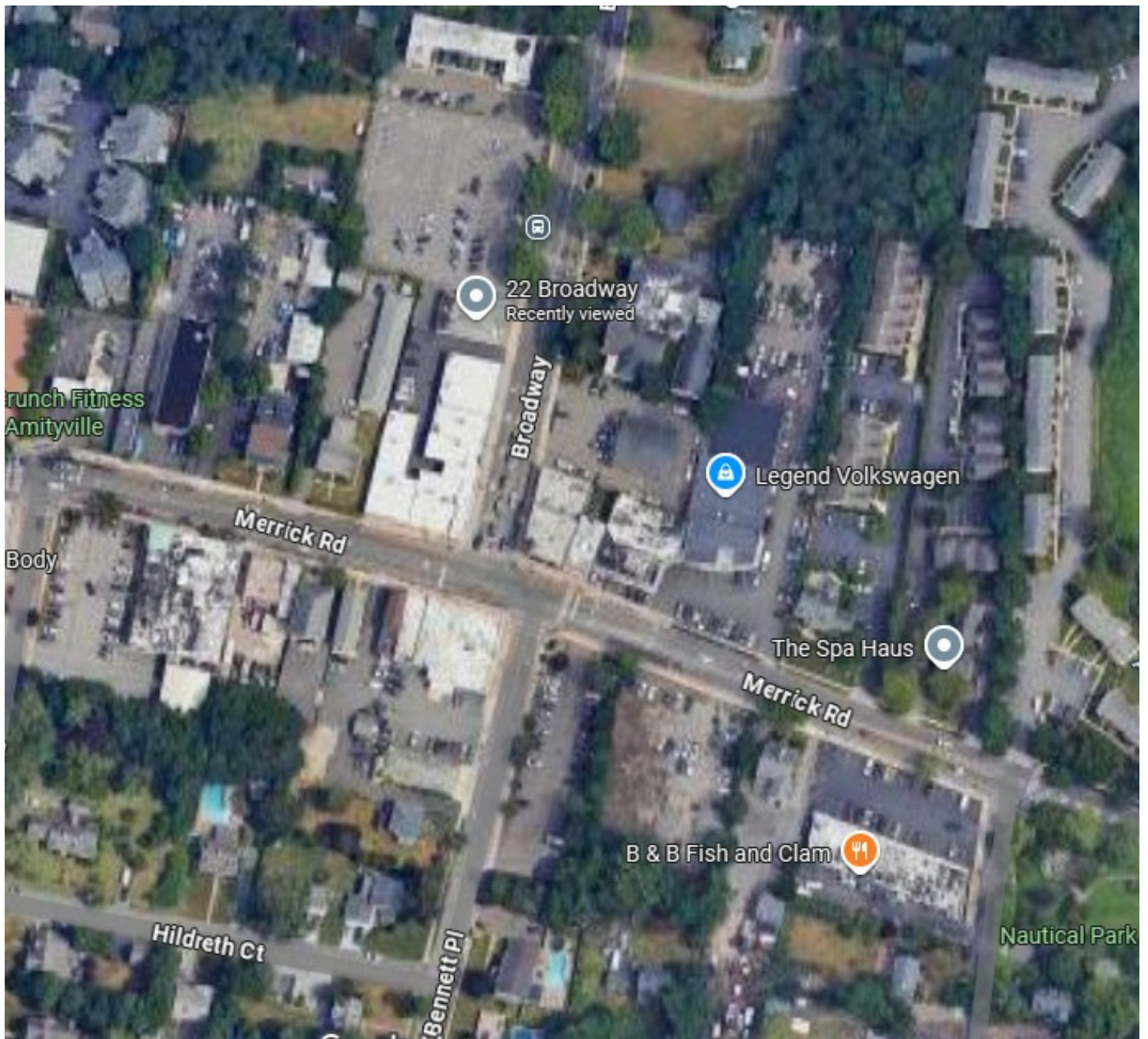
## Location & Accessibility

**Major Roads:** Broadway is part of NY-110, a primary north-south corridor connecting Amityville to Farmingdale, Melville, and Huntington to the north, and to Sunrise Highway (Route 27) and Merrick Road to the south.

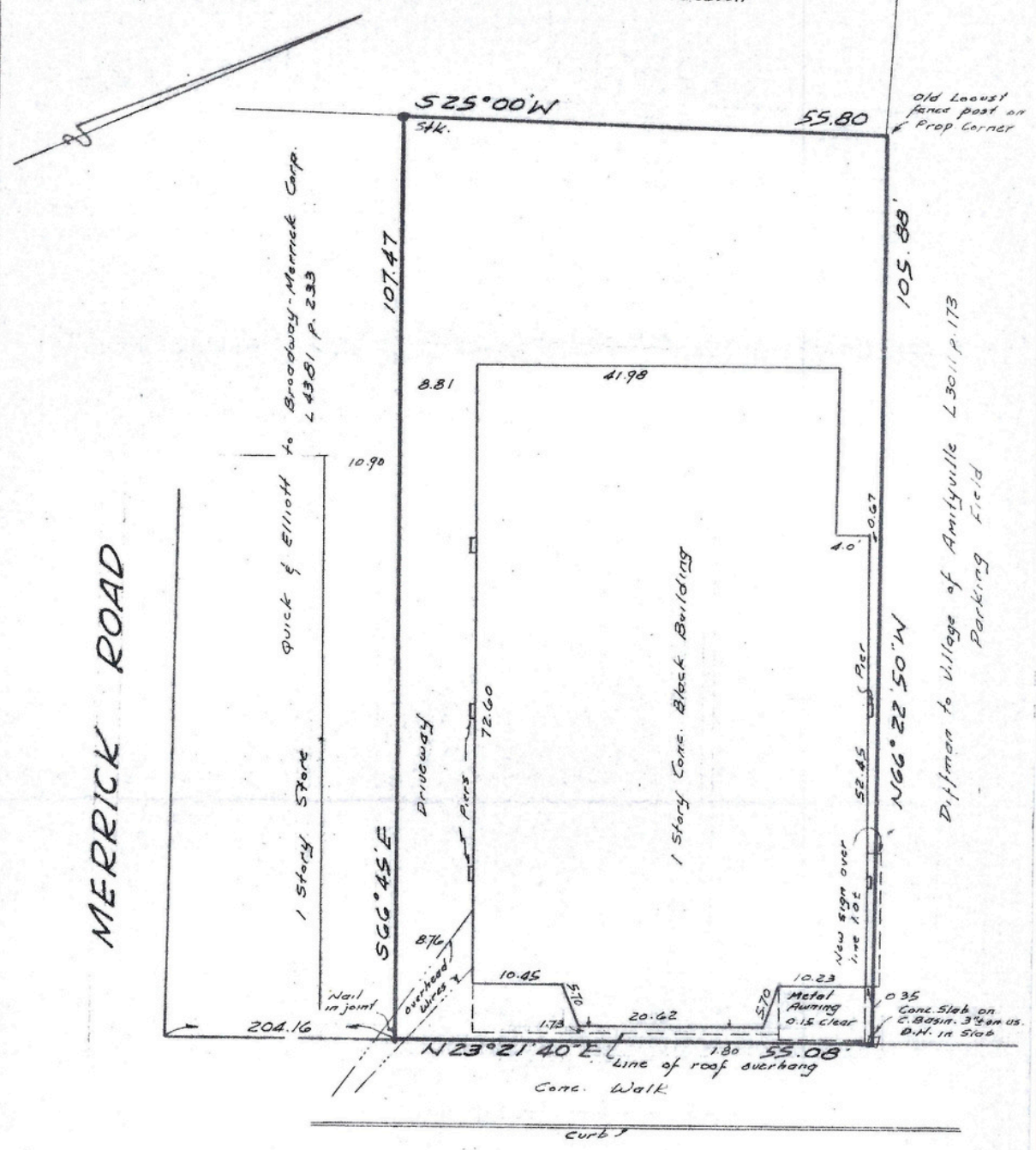
**Highways:** The property is within minutes of Sunrise Highway (Route 27) and Southern State Parkway, offering strong east-west access.

**Public Transit:** Amityville LIRR Station is nearby, providing direct rail service to New York City.

**Airports:** About 25 minutes to Long Island MacArthur Airport, and ~35 minutes to JFK.



Now or formerly Pappas - once Dr. Preston



MERRICK ROAD

BROADWAY-(STATE ROUTE 110)

SURVEY OF PROPERTY  
 LOCATED IN:  
 VILLAGE OF AMITYVILLE  
 TOWN OF BABYLON, SUFFOLK CO., N.Y.

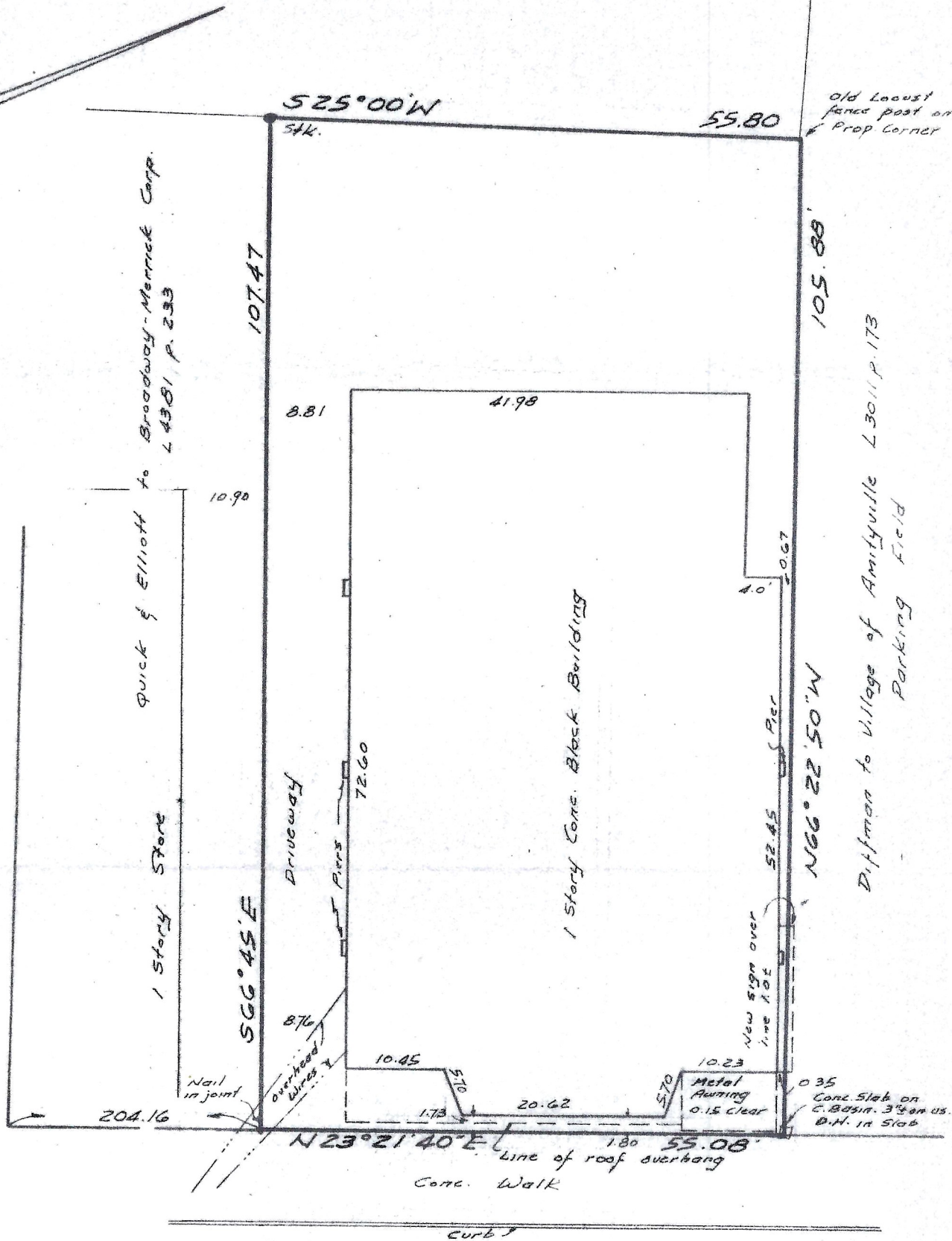
PAUL T. CANALIZO  
 LAND SURVEYOR  
 570 BROADWAY  
 AMITYVILLE N.Y.  
 Lincoln 1-1497

GUARANTEED TO:  
 SECURITY NATIONAL BANK OF LONG ISLAND  
 INTER-COUNTY TITLE GUARANTY & MORTGAGE CO.

SCALE: 1" = 15'  
 DATE: APRIL 26, 1965

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