

# OFFERING MEMORANDUM

980 Little East Neck Road | West Babylon, New York 11704

**FOR SALE & LEASE**



Commercial



# EXECUTIVE SUMMARY

980 Little East Neck Road | West Babylon, New York 11704

<b>Building Size:</b>	11,163 SF	<b>Lot Size:</b>	0.503 Acres
<b>Available SF For Lease:</b>	4,000 SF	<b>Zoning:</b>	E Business
<b>Year Built:</b>	1959	<b>Sale Price:</b>	\$3,000,000

## Property Overview

Completely renovated in 2025, this highly functional mixed-use industrial property offers a rare opportunity for owner-users in West Babylon. The property features approximately 11,163 SF with a strong blend of warehouse, office, and showroom space, including 16' clear ceilings, three overhead doors, and 600 amp power.

## Property Highlights

- Ideal Uses: Electrical / Plumbing / HVAC Contractor / Kitchen Showroom
- Showroom & Warehouse Combination
- Corner Parcel with Strong Visibility
- Immaculate Condition- Move in Ready

*Exclusively represented by:*

**Michael Gronenthal**

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**Dennis Gandley**

Licensed Real Estate Salesperson  
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# PROPERTY DETAILS

980 Little East Neck Road | West Babylon, New York 11704

**Sale Price** **\$3,000,000**

**Lease Rate** **\$25 SF/Yr**

## Location Information

<b>Street Address</b>	980 Little East Neck Road
<b>City, State, Zip</b>	West Babylon, NY 11704
<b>County</b>	Suffolk
<b>Township</b>	Town of Babylon

## Building Information

<b>Building Size</b>	11,163 SF
<b>Completely Renovated</b>	2025
<b>Ceiling Heights</b>	16' Clear in the Warehouse
<b>Heating</b>	Gas
<b>Power</b>	600 Amps
<b>Loading</b>	Three (3) Overhead Doors
<b>Warehouse</b>	+/- 7,000 SF
<b>Office / Showroom</b>	+/- 4,000 SF

## Property Information

<b>Property Type</b>	Industrial / Retail - Office
<b>Zoning</b>	E Business
<b>Lot Size</b>	.503 Acres
<b>Property Taxes</b>	\$36,821.68
<b>APN #</b>	0100-138-00-01-00-092-001
<b>Corner Parcel</b>	Yes
<b>Sanitary</b>	Sewer

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# ADDITIONAL PHOTOS

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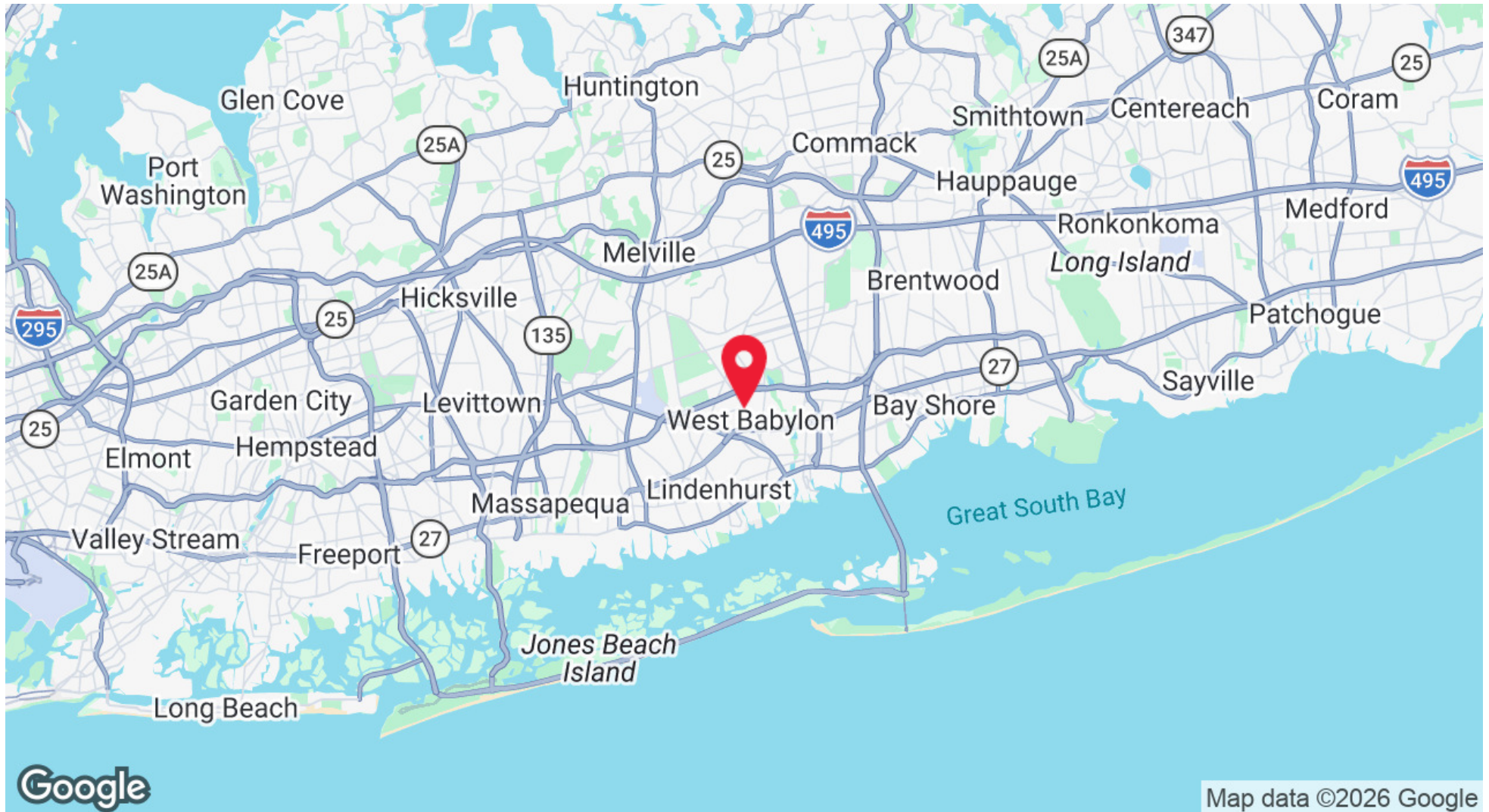
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# REGIONAL MAP

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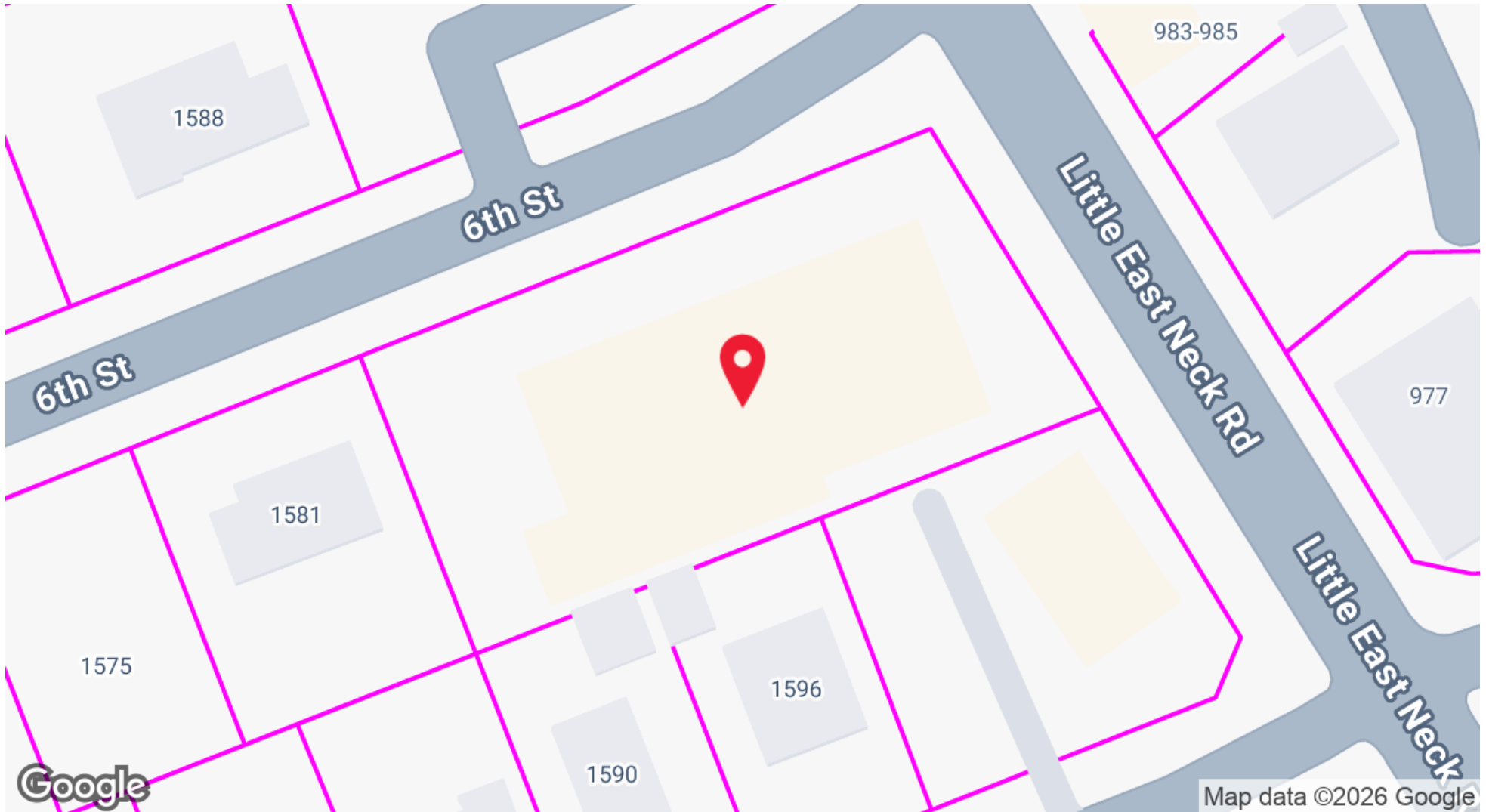
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# PARCEL MAP

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# DEMOGRAPHICS MAP & REPORT

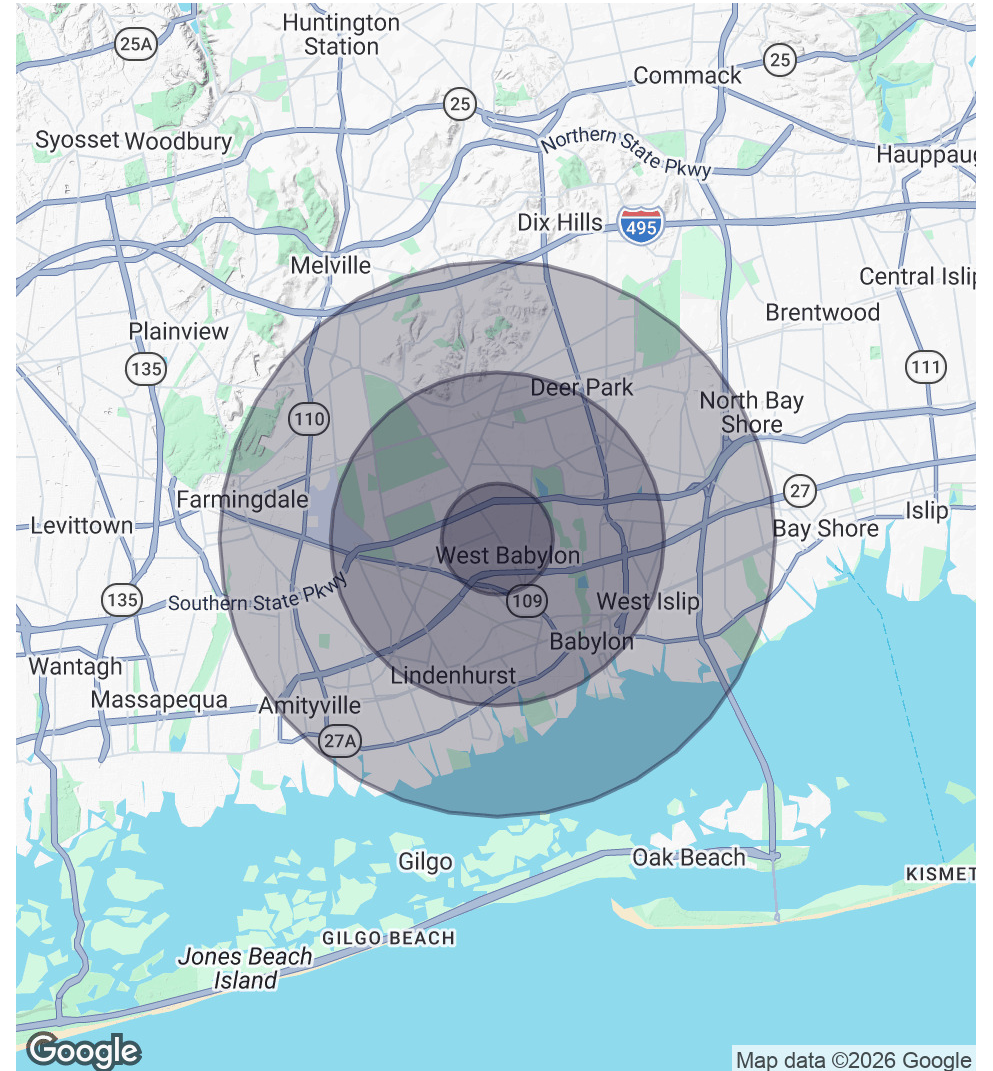
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Population	1 Mile	3 Miles	5 Miles
<b>Total Population</b>	21,498	129,880	295,415
<b>Average Age</b>	40.7	41.1	41.2
<b>Average Age (Male)</b>	39.7	39.4	39.5
<b>Average Age (Female)</b>	41.2	42.6	42.6

Households & Income	1 Mile	3 Miles	5 Miles
<b>Total Households</b>	6,533	41,316	94,958
<b># of Persons per HH</b>	3.3	3.1	3.1
<b>Average HH Income</b>	\$155,423	\$154,008	\$163,260
<b>Average House Value</b>	\$524,479	\$521,587	\$560,991

2023 American Community Survey (ACS)



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## We Are Commercial Real Estate

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