

Fire Island Avenue
BABYLON

PREPARED BY
NICHOLAS CAMPASANO
PARTNER, LIC. ASSOCIATE RE BROKER
NICHOLASC@THEAGENCYRE.COM
631.848.6515 | LIC. 10301215799



504 Fire Island Avenue

Babylon, NY 11702

OFFERED AT: \$899,999

2 Residential Apartments | 2 Commercial Spaces

Lot Size: 100 x 100 (10,000) Sq.Ft. Lot

Square Footage: 5,801 Sq.Ft.

Taxes: \$18,568 (including village)

Property Type: Mixed-Use

There are also two separate garage bays as well as
100' of bulkhead

Property Highlights

HIGHLY SOUGHT AFTER ADD VALUE
OPPORTUNITY

RESIDENTIAL:

- UPSTAIRS APARTMENT HAS 4 BEDROOMS/1 BATH
- DOWNSTAIRS APARTMENT HAS 2 BEDROOM/1 BATH

COMMERCIAL:

- 2 STORE FRONTS CURRENTLY OCCUPIED BY A DELICATESSEN.
 - 5 % INCREASES YOY IN YEAR 2 OF 5 YEAR OPTION
- BOAT SLIP RENTALS - 100' OF BULKHEAD



Current Rent Roll As Of 8/2026

3 (4) Bedroom Apartment	\$ 3,400.00
2 Bedroom Apartment	\$ 2,900.00
Retail	\$ 4,154.29
MONTHLY GROSS INCOME	\$ 10,454.29
ANNUAL GROSS INCOME	\$ 125,451.48
Town Taxes	\$ 16,650.00
Village Taxes	\$ 1,918.00
Flood Insurance	\$ 9497.00
Insurance	\$ 16,062.00
Electric	\$ 0.00
Gas Heat	\$ 0.00
Water	\$ 0.00
Garbage	\$ 3000.00
TOTAL OPERATING EXPENSES	\$ 47,127.00
POTENTIAL NOI	\$ 78,324.48

Annual Gross Income

Year 4	\$ 127,944.12
Year 5	\$ 130,561.32

*Deli is in Year 3 of 5 Year Option

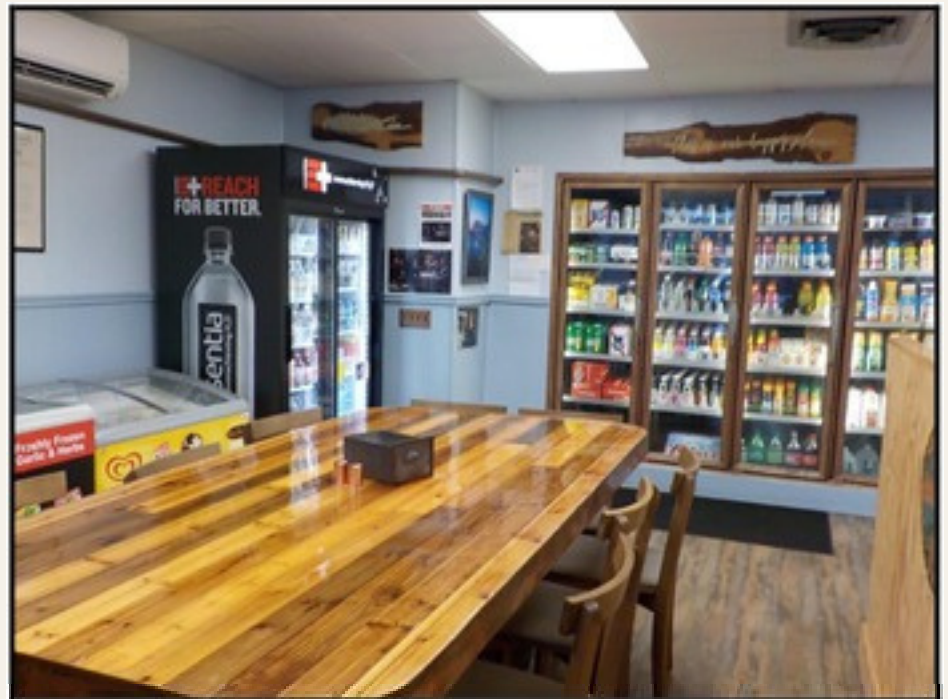
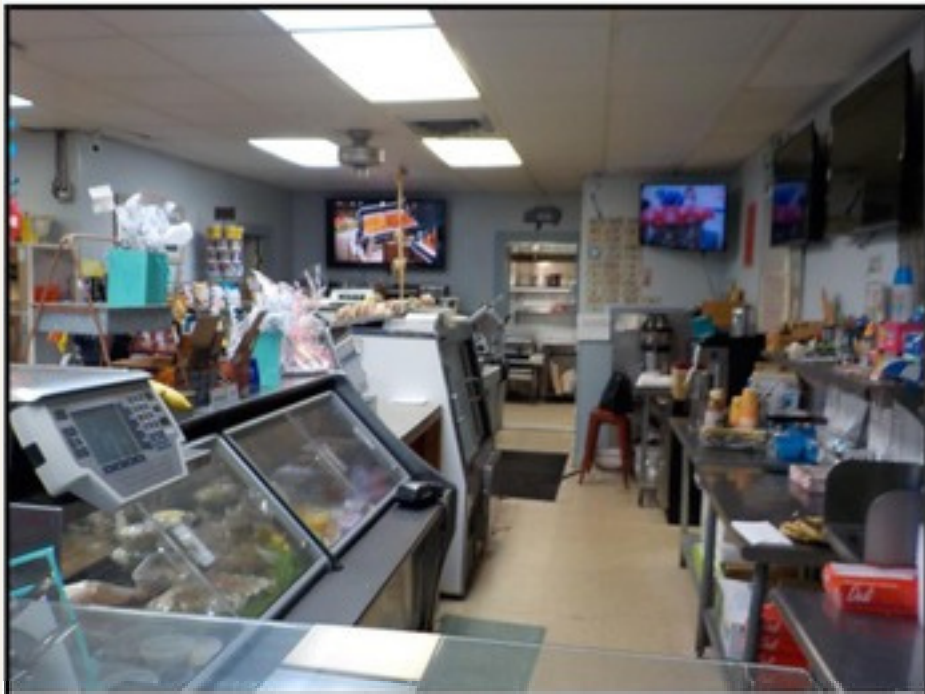
Year 4	\$ 4362.01	4/15/27
Year 5	\$ 4580.11	4/15/28

***RENT INCREASES 5% YOY**

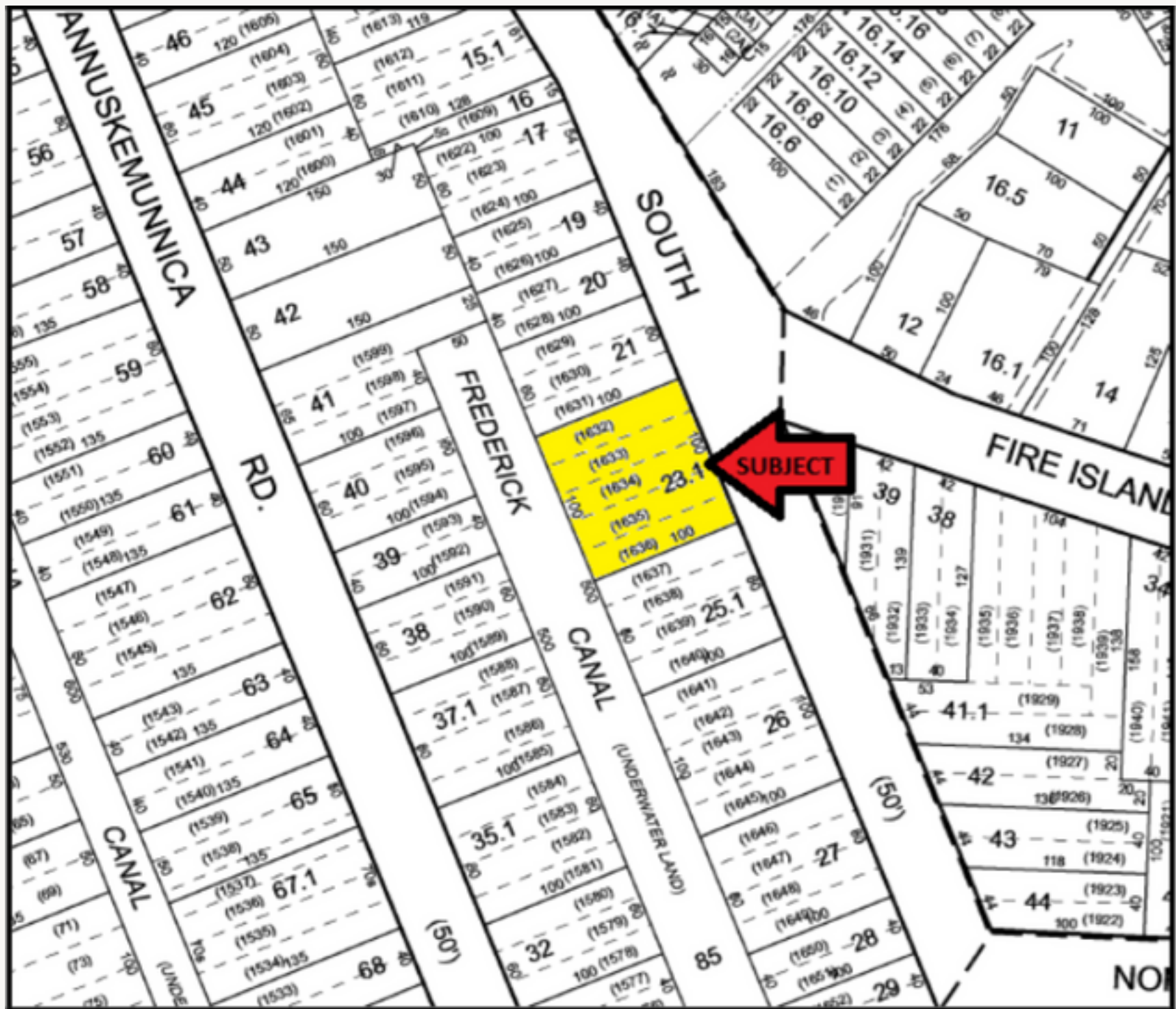
CAP Rate

8.7%

*We have applications for both residential units at the prices listed above. The seller is holding off executing to see what a potential buyer wants.









AERIAL VIEW FACING EAST FROM CANAL



AERIAL VIEW FACING WEST TOWARD FRONT OF SUBJECT



Thank You

NICHOLAS CAMPASANO
NICHOLASC@THEAGENCYRE.COM
631.848.6515 | LIC. 10301215799

THE AGENCY LONG ISLAND
61 W. MAIN STREET
BAY SHORE, NY 11706

TheAgencyRE.com