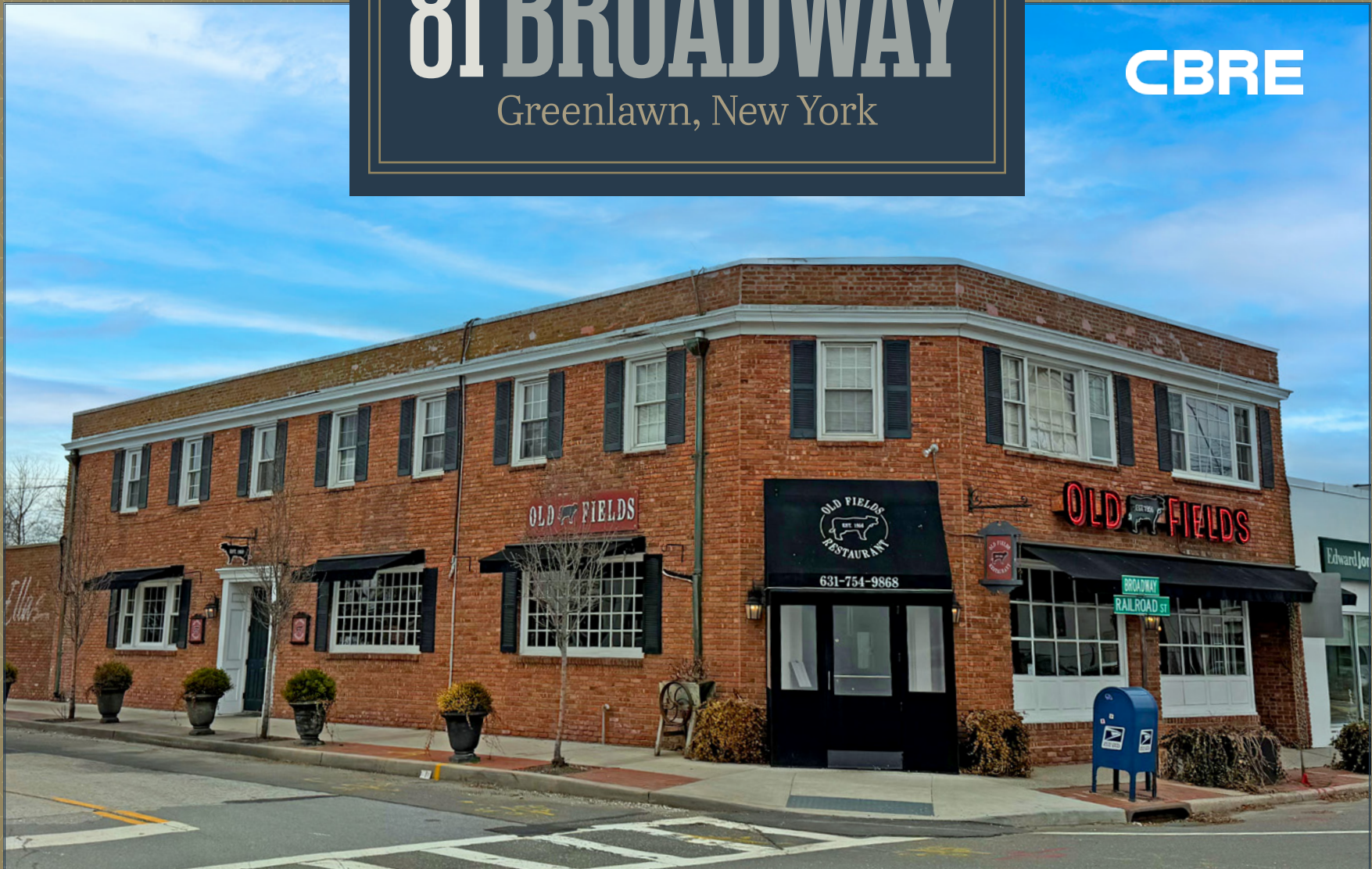


81 BROADWAY

Greenlawn, New York

CBRE



Mixed-Use Investment Opportunity • In the Heart of Greenlawn Village

THE OPPORTUNITY

Own an iconic mixed-use property in the heart of Greenlawn Village. The building features a ground-floor restaurant with ten single-room residential dwellings above, generating stable income in one of Huntington's most charming and walkable downtown locations.

Positioned directly across from the Greenlawn Long Island Railroad Station, the property benefits from exceptional visibility, daily commuter traffic, and immediate access to local shops, restaurants, public parking, and neighborhood services.

This offering presents investors with the rare opportunity to acquire a well-located income-producing asset in a supply-constrained North Shore Long Island village setting.



PROPERTY OVERVIEW

Address: **81 Broadway Greenlawn, NY 11740**

Building Size: **6,095 SF**

Lot Size: **4,356 SF**

Zoning: **C-6 Commercial District - Town of Huntington**

Property Type: **Mixed-Use Investment Property**

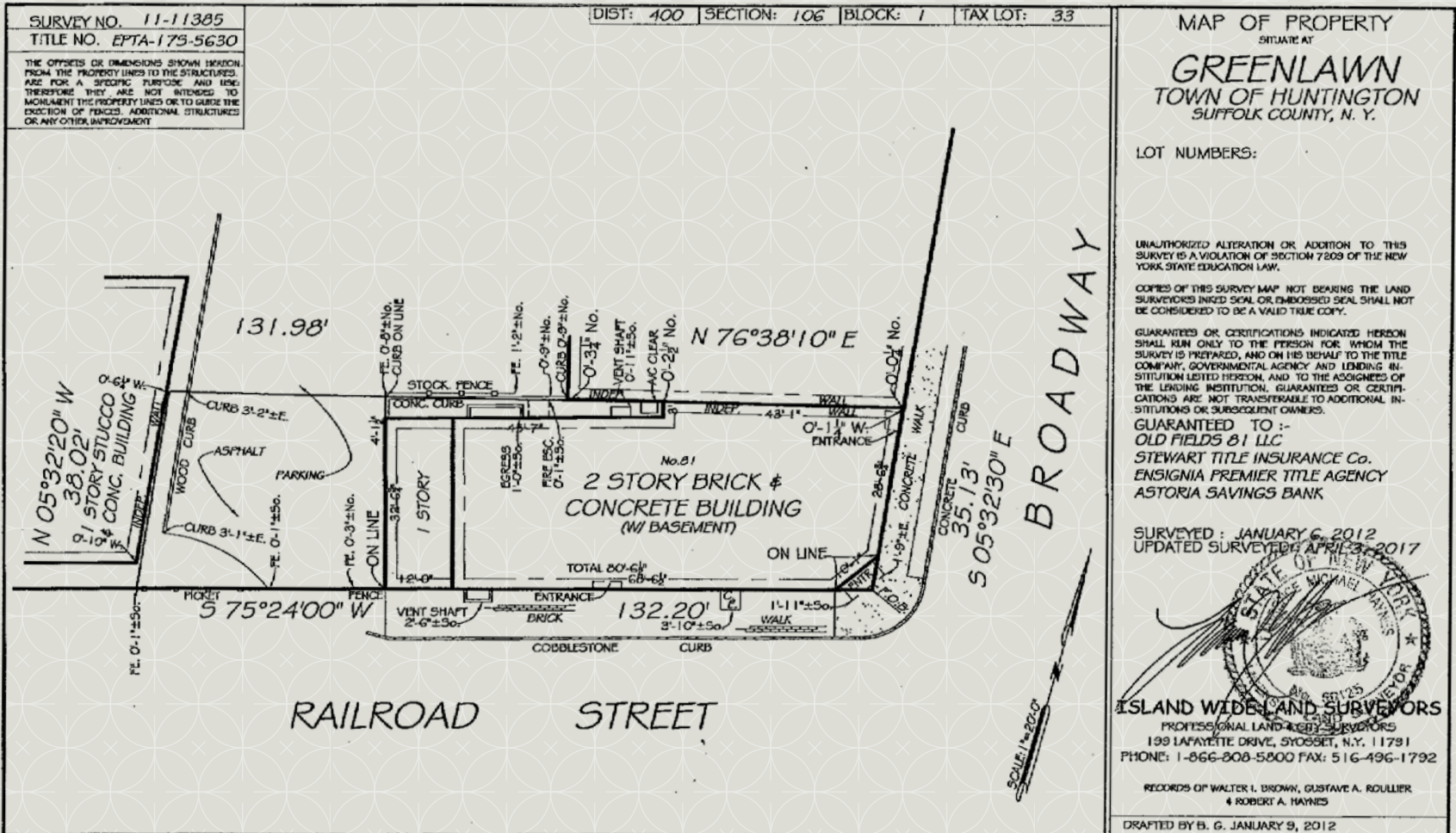
Restaurant Component: **Ground Floor Restaurant**

Restaurant Lease Expiration: **February 9, 2035**

Restaurant Base Rent Escalations: **4% Annually**

Residential Component: **10 Single Room Residential Units**

Residential Lease Expirations: **Month-to-Month**



PROPERTY HIGHLIGHTS



- Mixed-use investment property in downtown Greenlawn



- Directly across from the Greenlawn LIRR Station



- 6,095 SF building on a 4,356 SF lot



- Located in the desirable C-6 Commercial Zone



- Strong commuter and pedestrian traffic



- Stable income from commercial and residential tenants



- Excellent visibility along Broadway



- Rare village center investment opportunity



- Public parking one block over



- Recent capital improvements
 - Roof less than 10 years old
 - Apartment hot water heaters recently replaced

FINANCIAL SUMMARY



INCOME

Restaurant Income	\$12,000 per month
Annual Restaurant Income	\$144,000
Residential Income	\$6,700 per month from 10 units
Annual Residential Income	\$80,400

GROSS ANNUAL INCOME (2025)

Restaurant Income	\$144,000
Residential Income	\$80,400

Total Gross Income \$224,400

OPERATING EXPENSES (2025)

Property Taxes	\$31,664.88
Restaurant reimburses 50% - Landlord Share	\$15,832.44
Insurance	\$14,113.32
Restaurant reimburses 50% - Landlord Share	\$7,056.66
Maintenance & Repairs	\$7,593.69
Restaurant reimburses 50% - Landlord Share	\$3,796.85
Residential Utilities	\$7,873.77

TOTAL OPERATING EXPENSES (2025 LANDLORD SHARE)

Taxes	\$15,832.44
Insurance	\$7,056.66
Maintenance & Repairs	\$3,796.85
Utilities	\$7,873.77

Total Expenses \$34,559.72

NET OPERATING INCOME (NOI)

Gross Annual Income	\$224,400
Less Expenses	\$34,559.72

Net Operating Income \$189,840

Sale Price 2.7 million = 7 Cap

LOCATION

Greenlawn is a desirable hamlet within the Town of Huntington, known for its charming village atmosphere, strong residential demographics, and convenient access to major Long Island transportation corridors.

The property sits directly across from the Greenlawn Long Island Railroad Station, providing direct service to Huntington, Mineola, Port Jefferson, and Manhattan. The surrounding area includes restaurants, retail shops, cafes, and neighborhood services that serve both commuters and local residents.





81 BROADWAY

Greenlawn, New York

**For more information,
please contact the exclusive agent:**

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