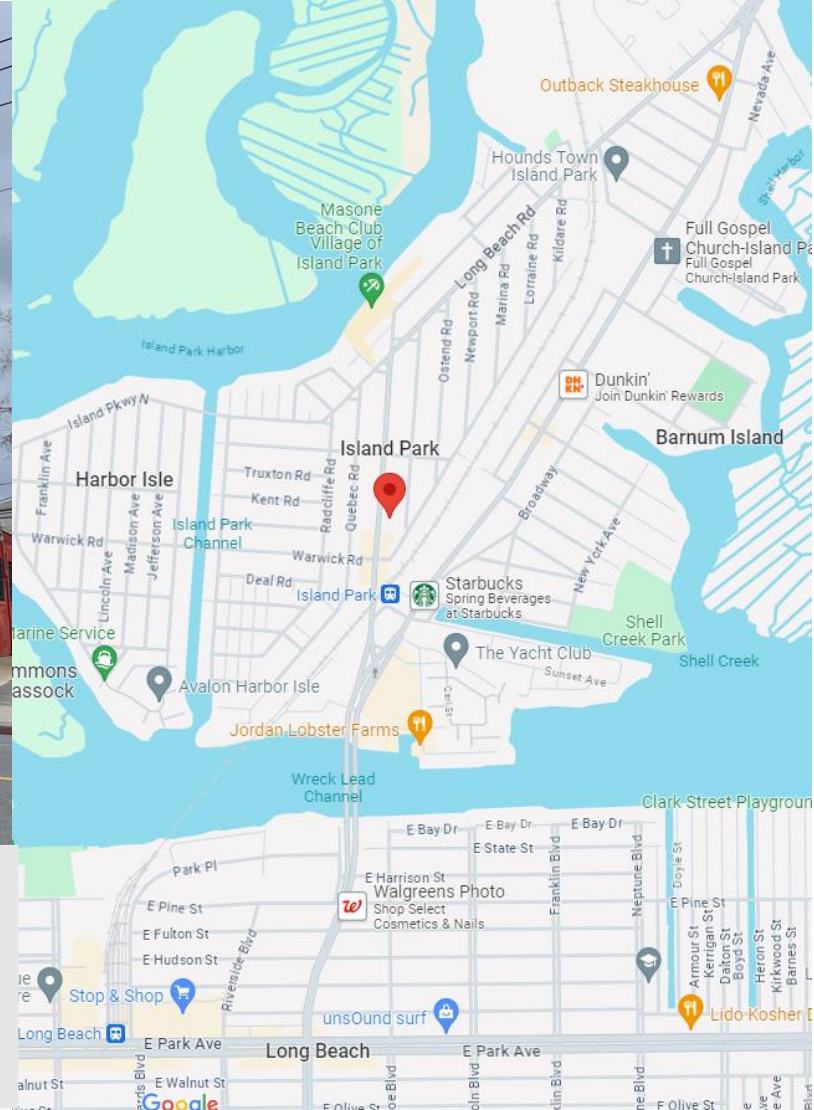


For Sale

Prime Church Building – Ideal For Religion, School or Retail

**Brown
Harris
Stevens** **Bold
Honest
Smart**

191 Long Beach Rd, Island Park, New York 11558



For Further Information Contact:

DAVID SARGOY
Director Comm'l RE Division
516.203.8134
dsargoy@bhsusa.com

LENNOX GOLDSON
Lic. RE Salesperson
516.203.8102
lgoldson@bhsusa.com

Brown Harris Stevens Commercial Real Estate, LLC
585 Stewart Avenue, Suite 790, Garden City, New York 11530
Tel 516.203.8100 Fax 516.203.8199 Website www.BHSCommercial.com

The foregoing is based on information obtained by BHS and believed to be reliable but no guarantee is made to its accuracy. No guarantee whatsoever is made as to the timing, amount or certainty of any sales projections or investor returns, which will depend on market conditions, project expenses, sales prices and other variables not presently ascertainable.

LOCATION:

191 Long Beach Rd,
Island Park, N.Y. 11558
Section 43, Block 47, Lot 15-22

PLOT SIZE:

16,000 ± Square Feet

TOTAL BUILDING SIZE:

9,558± Square Feet on 2 Floors

ZONING:

Business

UTILITIES:

Heat – Gas
A/C – Electric
AMPS – 600

SECURITY SYSTEM:

Cameras

PARKING:

7 spots in building lot plus ample municipal and street parking

PURCHASE PRICE:

Upon Request

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FLOOR 1:

- Ballroom/ Sanctuary – Seats 375 ± people
- Second Sanctuary – Seats 65 ± people
- 2 Offices
- Kitchen
- Large Room
- Several Storage Rooms
- Bathrooms – Handicapped accessible
- Handicapped Chair Lift

FLOOR 2:

- Sanctuary for 175± people
- Storage Room

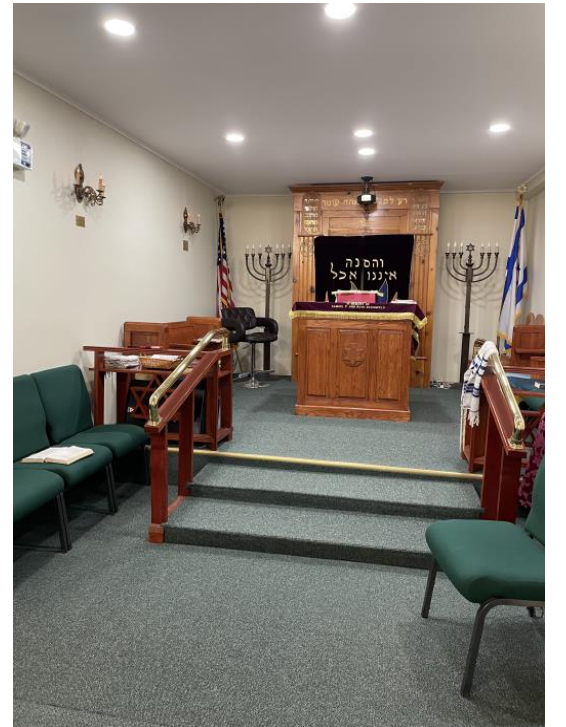
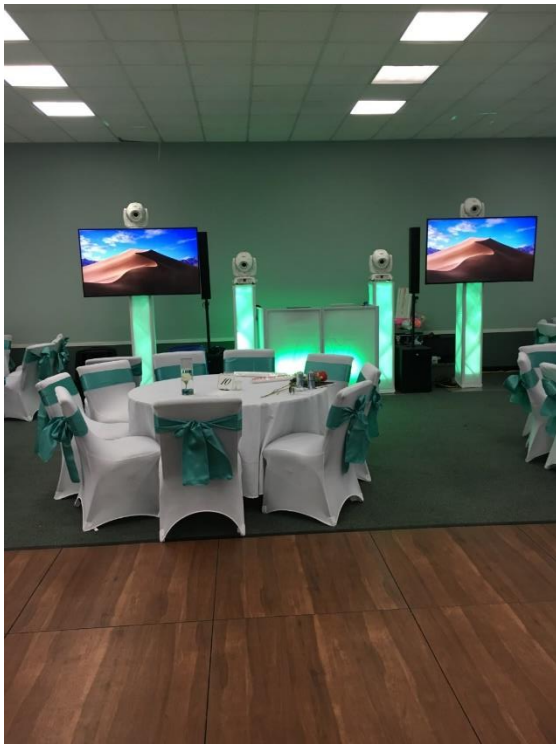
COMMENTS:

- Walk to bus and LIRR Station
- Walk to banks, restaurants, and shops
- Easy access from all directions

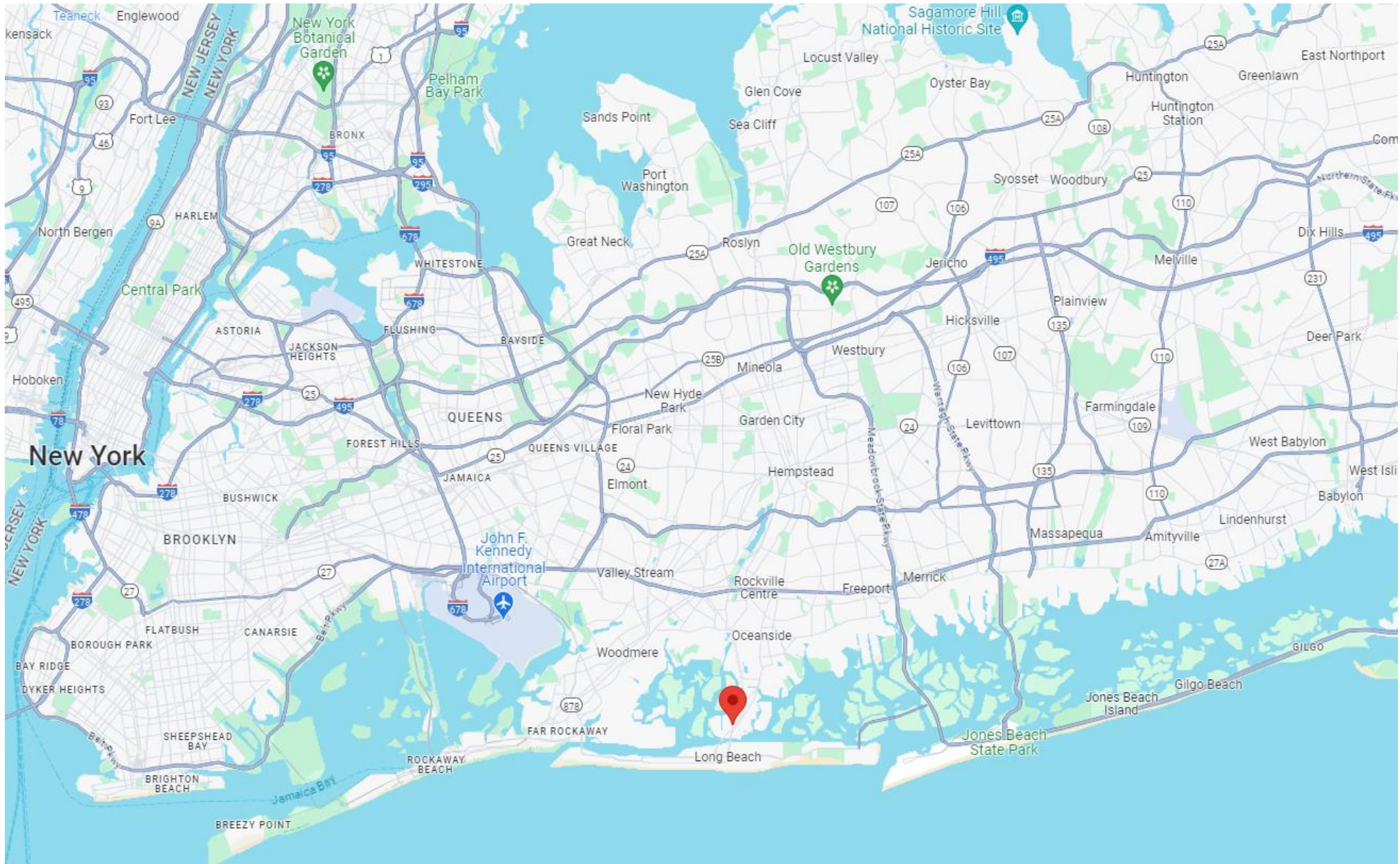
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