

# 504 Fire Island Avenue

BABYLON

PREPARED BY

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# 504 Fire Island Avenue

*Babylon, NY 11702*

OFFERED AT: \$1,299,000

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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



# Pro-Forma Rent Roll As Of 10/2025

3 (4) Bedroom Apartment	\$ 3,300.00
2 Bedroom Apartment (Exp 11/25)	\$ 2,900.00
Retail	\$ 3,956.47
<b>POTENTIAL MONTHLY GROSS INCOME</b>	<b>\$ 10,156.47</b>
<b>POTENTIAL ANNUAL GROSS INCOME</b>	<b>\$ 121,877.64</b>
Town Taxes	\$ 16,650.00
Village Taxes	\$ 1,918.00
Flood Insurance	\$ 8420.00
Insurance	\$ 16,062.00
Electric	\$ 0.00
Gas Heat	\$ 0.00
Water	\$ 0.00
Garbage	\$ 3000.00
<b>TOTAL OPERATING EXPENSES</b>	<b>\$ 46,050.00</b>
<b>POTENTIAL NOI</b>	<b>\$ 75,827.64</b>

## Annual Gross Income

Year 3	\$ 124,251.48
Year 4	\$ 126,744.12
Year 5	\$ 129,361.32

\*Deli is in Year 2 of 5 Year Option

Year 3	\$ 4154.29	4/15/26
Year 4	\$ 4362.01	4/15/27
Year 5	\$ 4580.11	4/15/28

\*RENT INCREASES 5% YOY

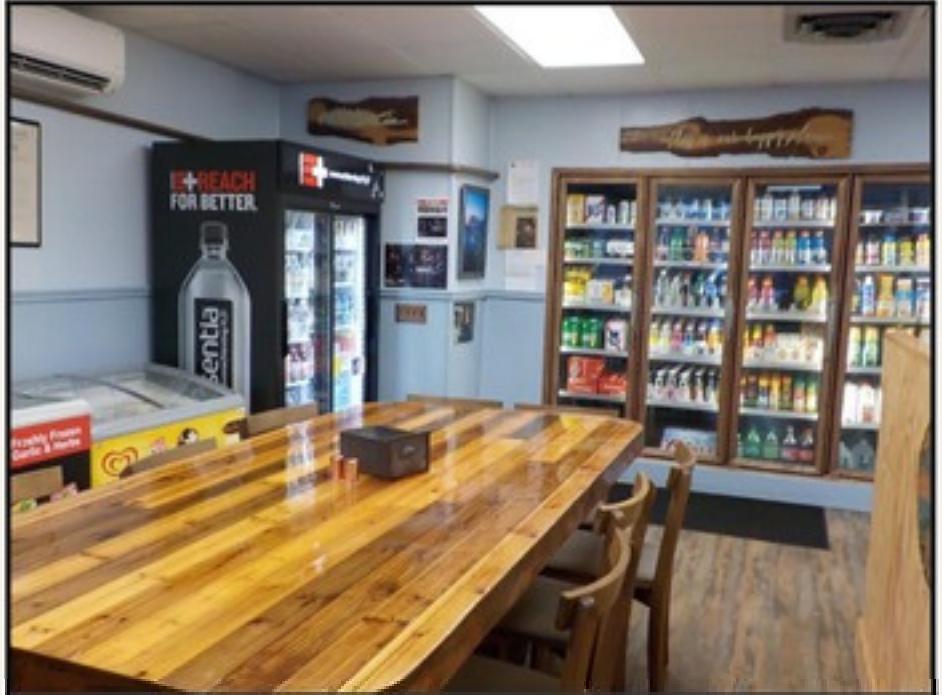
# Current Rent Roll As Of 10/2025

3 (4) Bedroom Apartment	\$ 2,100.00
2 Bedroom Apartment (Exp 11/25)	\$ 2,500.00
Retail	\$ 3956.07
<b>MONTHLY GROSS INCOME</b>	<b>\$ 8,556.07</b>
<b>ANNUAL GROSS INCOME</b>	<b>\$ 102,672.84</b>
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
<b>TOTAL OPERATING EXPENSES</b>	<b>\$ 47,127.00</b>
<b>POTENTIAL NOI</b>	<b>\$ 55,545.84</b>

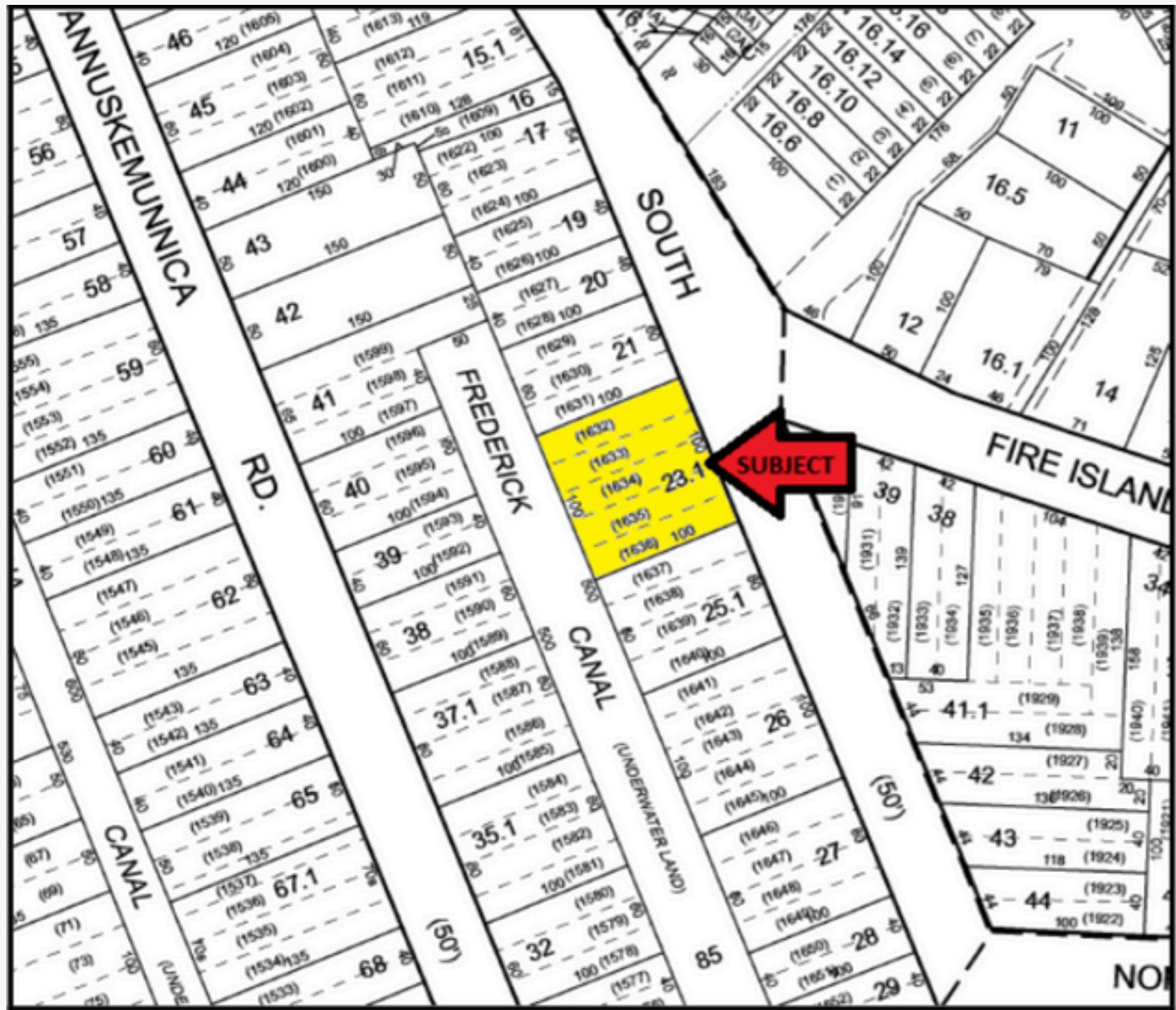
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Year 3	\$ 4154.29	4/15/26
Year 4	\$ 4362.01	4/15/27
Year 5	\$ 4580.11	4/15/28

**\*RENT INCREASES 5% YOY**









**AERIAL VIEW FACING EAST FROM CANAL**



**AERIAL VIEW FACING WEST TOWARD FRONT OF SUBJECT**



# Thank You

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