

Property For Sale

465 Franklin Avenue Franklin Square NY 11010

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For More Information:

Ben Indiviglia

Licensed Real Estate Salesperson
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Offering Summary

Sale Price:	\$3,000,000
Building Size:	7,906 SF
Available SF:	
Lot Size:	15,951 SF
Number of Units:	2
Price / SF:	\$379.46
Year Built:	1962
Renovated:	2023
Zoning:	Multi Use Commercial

Property Overview

This highly trafficked multi-use commercial location has prime frontage while boasting a newly renovated showroom equipped with an 11 foot roll up door with 12 foot ceilings for storage and deliveries. There are currently 2 other tenants providing \$3,600/month income leaving 6400-7100 square feet for an owner user. With street parking, a fenced in private lot, and rear storage, it offers many opportunities to the right buyer. This turn key location is ideal for both an end user or investor.

Property Highlights

- Free Standing Building with 7,906 SF of space
- Recently Renovated in 2023
- 100% Occupancy with 2 units
- On-Site Parking Available
- Multi Use Commercial Zoning
- Modernized and Updated Interior

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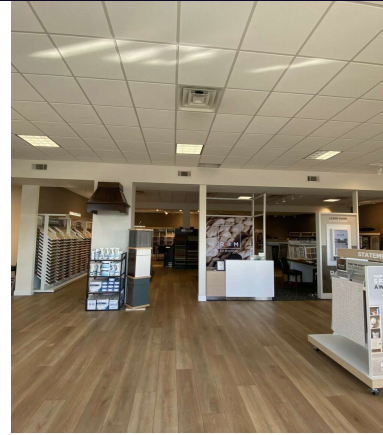
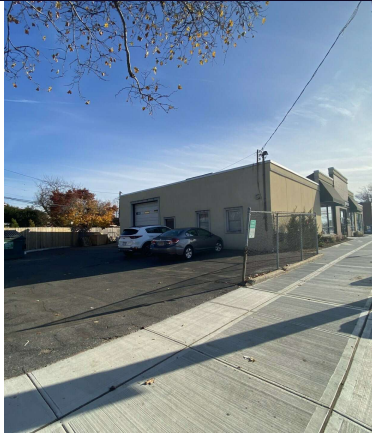
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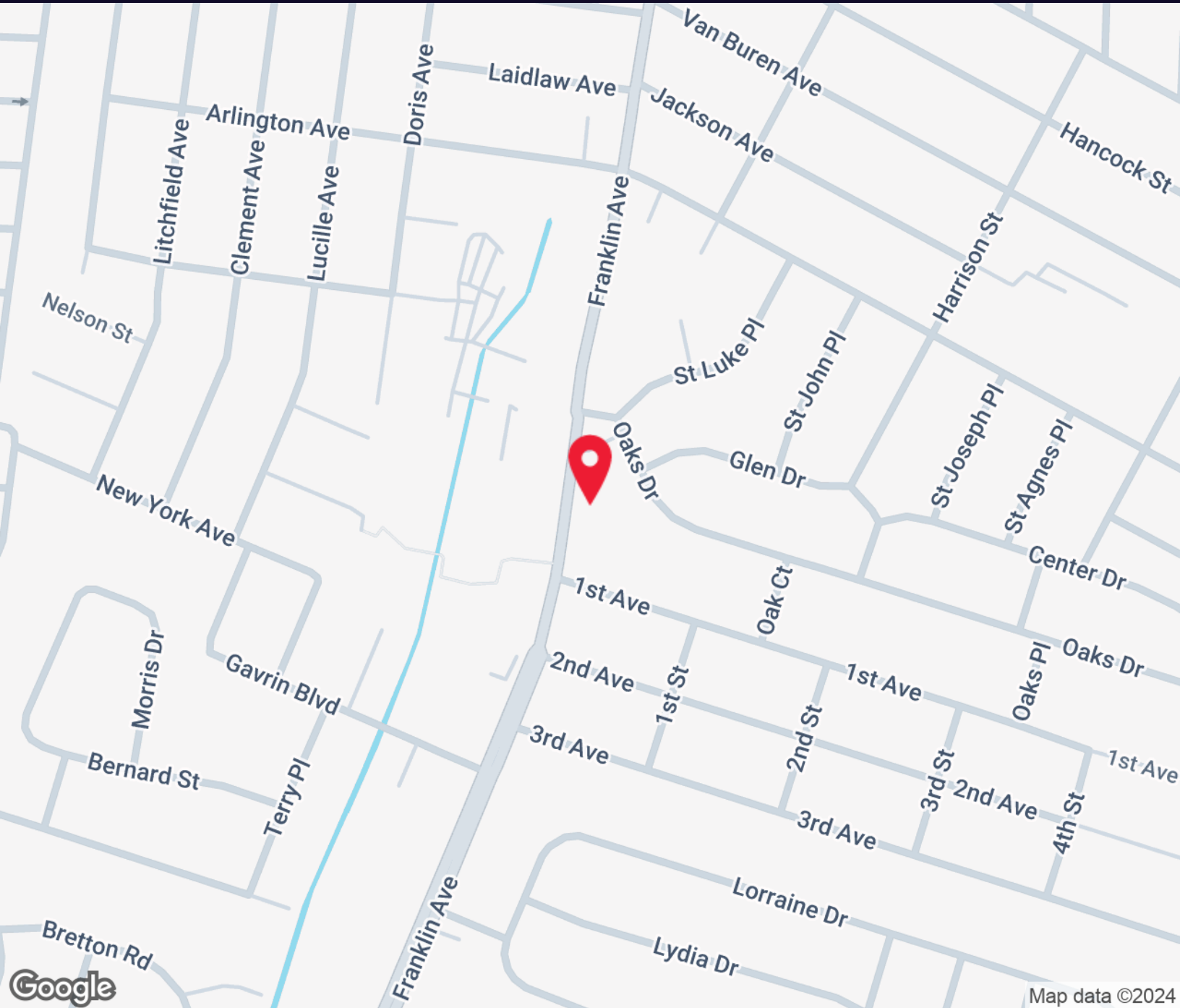
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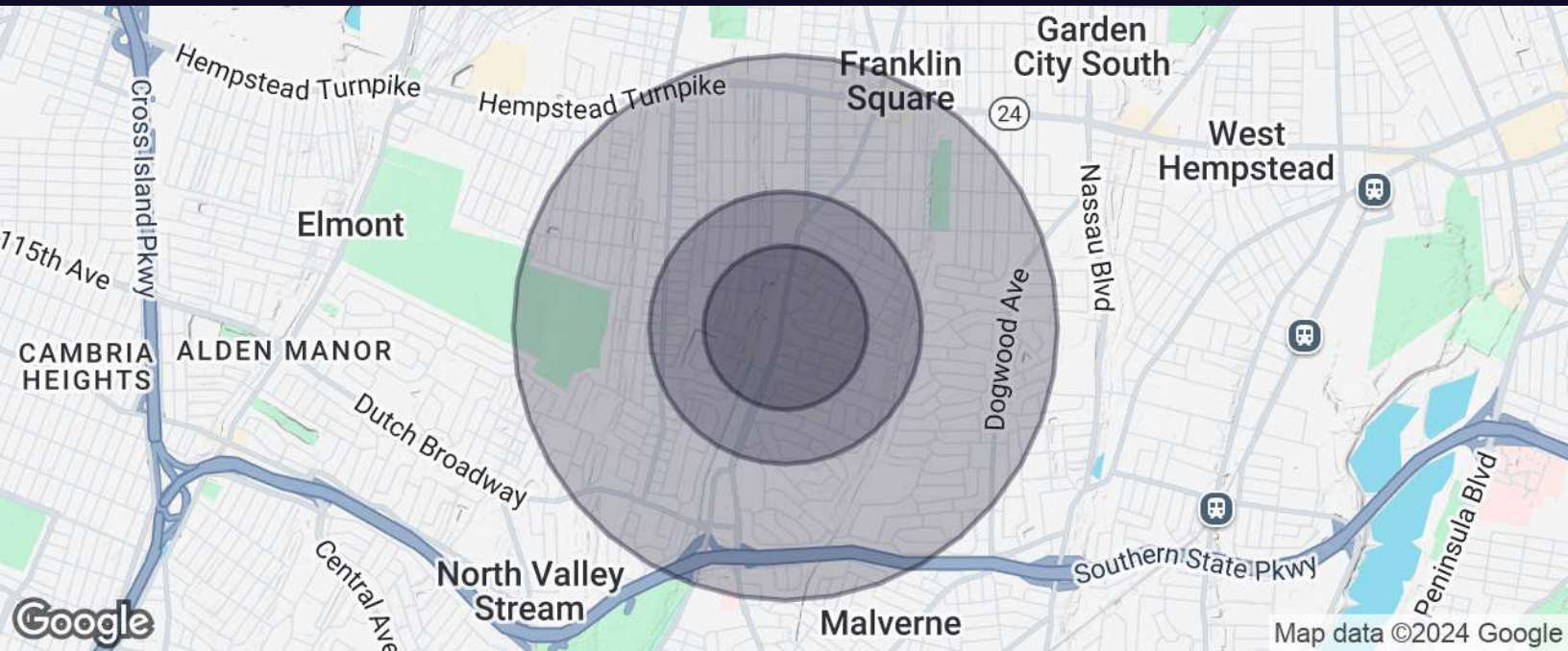
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Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	3,152	9,238	35,741
Average Age	44	43	42
Average Age (Male)	42	42	41
Average Age (Female)	45	44	44

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	1,032	2,916	10,902
# of Persons per HH	3.1	3.2	3.3
Average HH Income	\$149,316	\$150,183	\$164,874
Average House Value	\$685,350	\$685,820	\$662,586

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