



For Sale: Established Auto Service center  
with Real Estate

831 Brooklyn Avenue, Baldwin, NY 11510

**Price-Break: ~~\$1,499,999~~ \$1,099,999**



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COMMERCIAL REAL ESTATE

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## PROPERTY NARRATIVE

As exclusive brokers, ERG Commercial Real Estate is proud to present 831 Brooklyn Avenue, Baldwin, NY 11510. A tremendous opportunity to own an automotive property that resides in the main commercial district. Sale comes with vital machinery including 4 lifts, Tire compressors as well as an Inspection station setup. Space allows for storage of 10 vehicles. There are two overhead door, one in the back and one in the front, allowing for a seamless exit and entry. Part of the property contains 300 sqft of storage garage as well as a 100 sqft of mezzanine office space.

Owner has been operating his auto service business at the location for three decades. With a robust list of repeat clients and an excellent reputation in the field, the new owner can capitalize on existing business to make it easier to start servicing from day one.



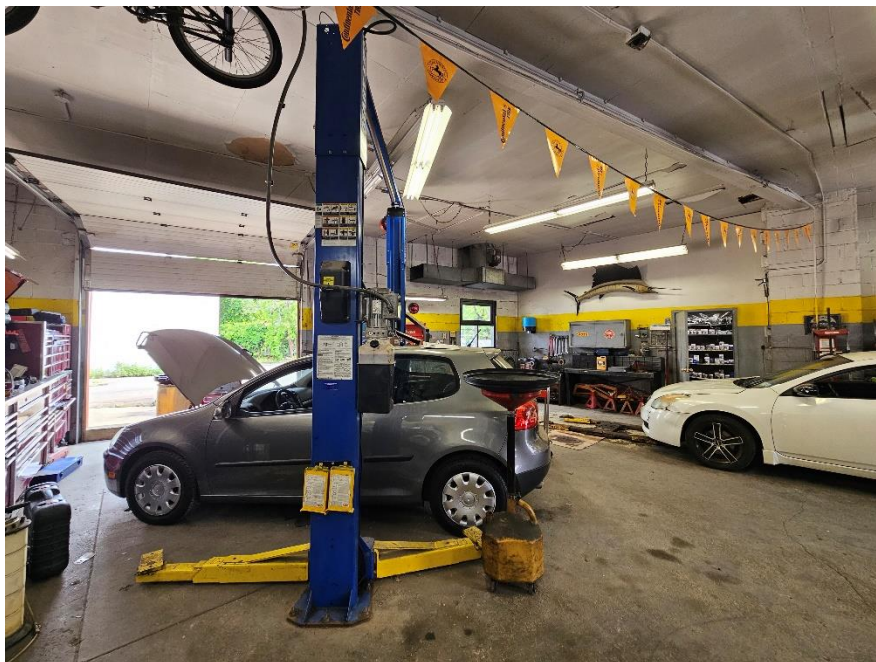
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### Property Information

|                      |                 |
|----------------------|-----------------|
| Section, Block & Lot | 54-36-128       |
| Lot Dimensions       | 55.34' x 95.44' |
| Lot Size             | 5,281 SF        |
| Town/<br>Village     | Hempstead       |
| Building Size        | 2,100 SF        |
| Year Built           | 1959            |
| Zoning               | Automotive      |
| Stories              | 1               |
| Taxes (2024)         | \$ 16,389       |

### PROPERTY HIGHLIGHTS

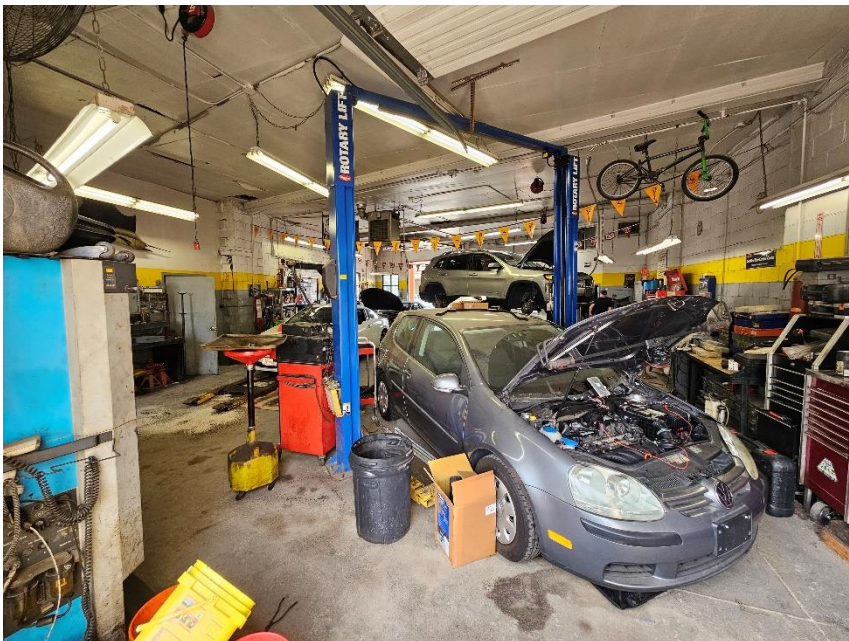
- ☐ Prime Baldwin Downtown district
- ☐ 300+ New Residential units slated to be built in the next two years within a mile of the center, bringing in new servicing customers
- ☐ LIRR Train station right next to the property, allowing for customers to drop vehicles and go to work in city
- ☐ Comes with 4 Lifts, 2 Overhead doors, 10 vehicle space, small garage storage, mezzanine office space and an Inspection station machine



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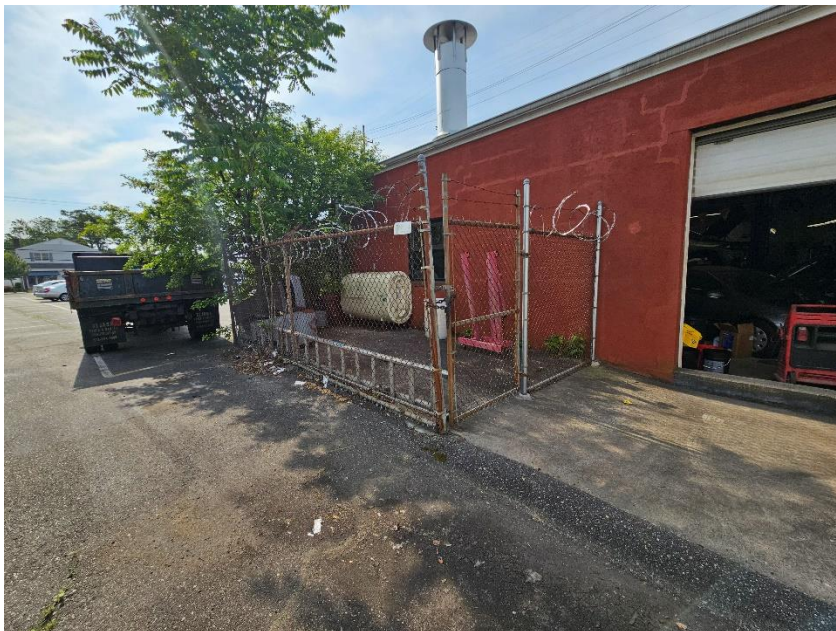
## PROPERTY PHOTOS



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