

OFFERING MEMORANDUM

13-19 Post Place, Babylon NY 11702
Babylon Marina

FOR SALE



Island Associates Real Estate, Inc.

www.islandassociates.com

EXECUTIVE SUMMARY

**13-19 Post Place, Babylon NY 11702
Babylon Marina**

Multiple Parcels Totaling: 104,848 SF / 2.40 Acres

Sale Price \$8,500,000.00

State of the art operating Marina in diamond condition throughout. 46 boat slips. Brand new poles and docking throughout entire Marina along with newly renovated repair shop, sales office, parts, office, fencing, and grounds, including cement paving on entire Bayside of Marina.

Property consists three (3) separate living residences in pristine condition. Five (5) total properties, including seven (7) fully renovated structures. Three (3) separate outside storage locations.

Business comes with millions of dollars of equipment & tools. Property was previously zoned for 20-unit condominium development and can be resurrected with the village of Babylon.

All information not included to be upon request and verification of potential purchaser before release.

Exclusively represented by:

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Richie@IslandAssociates.com

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PROPERTY PHOTOS

13-19 Post Place, Babylon NY 11702
Babylon Marina



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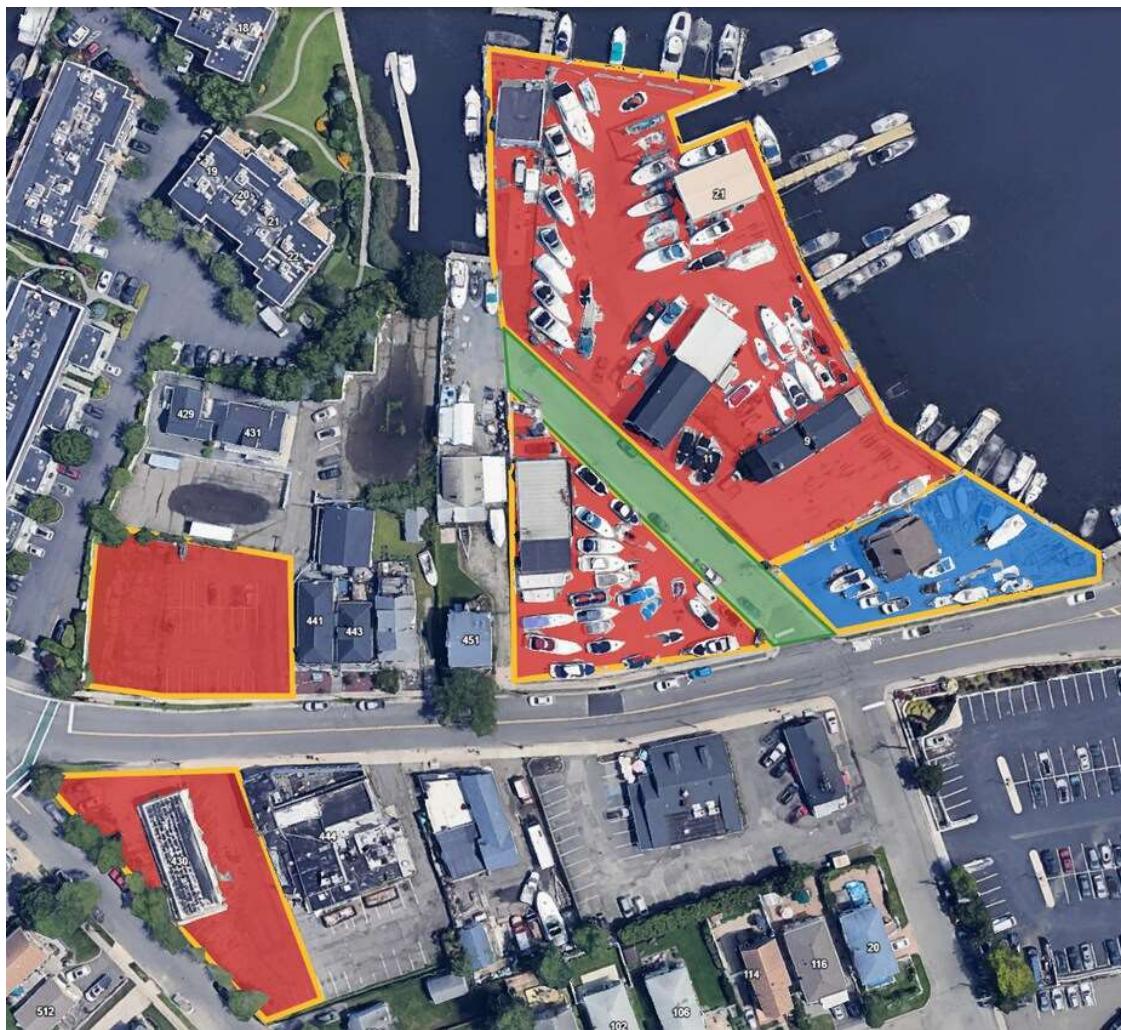
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AERIAL VIEW OF PROPERTY

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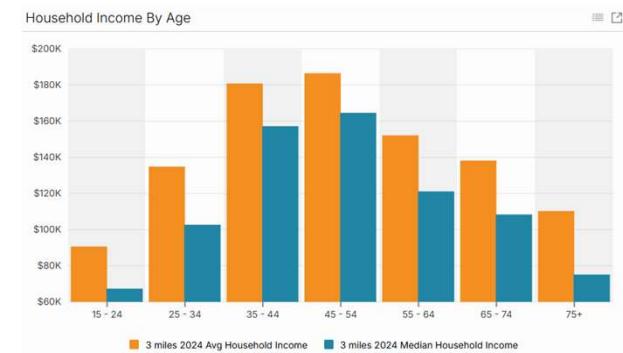
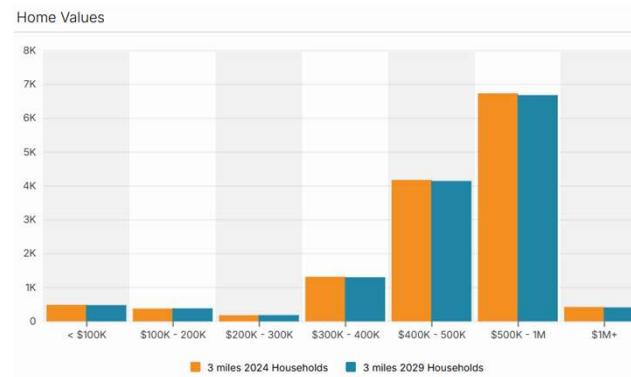
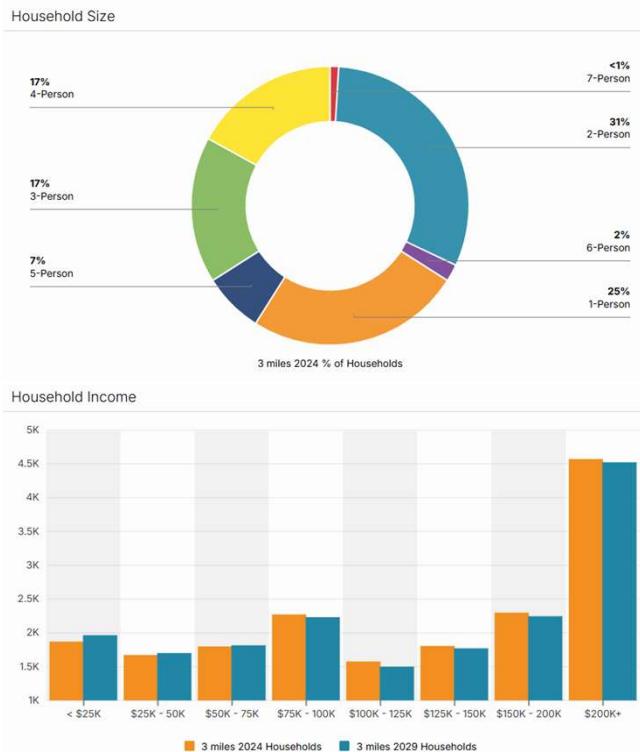


AREA DEMOGRAPHICS

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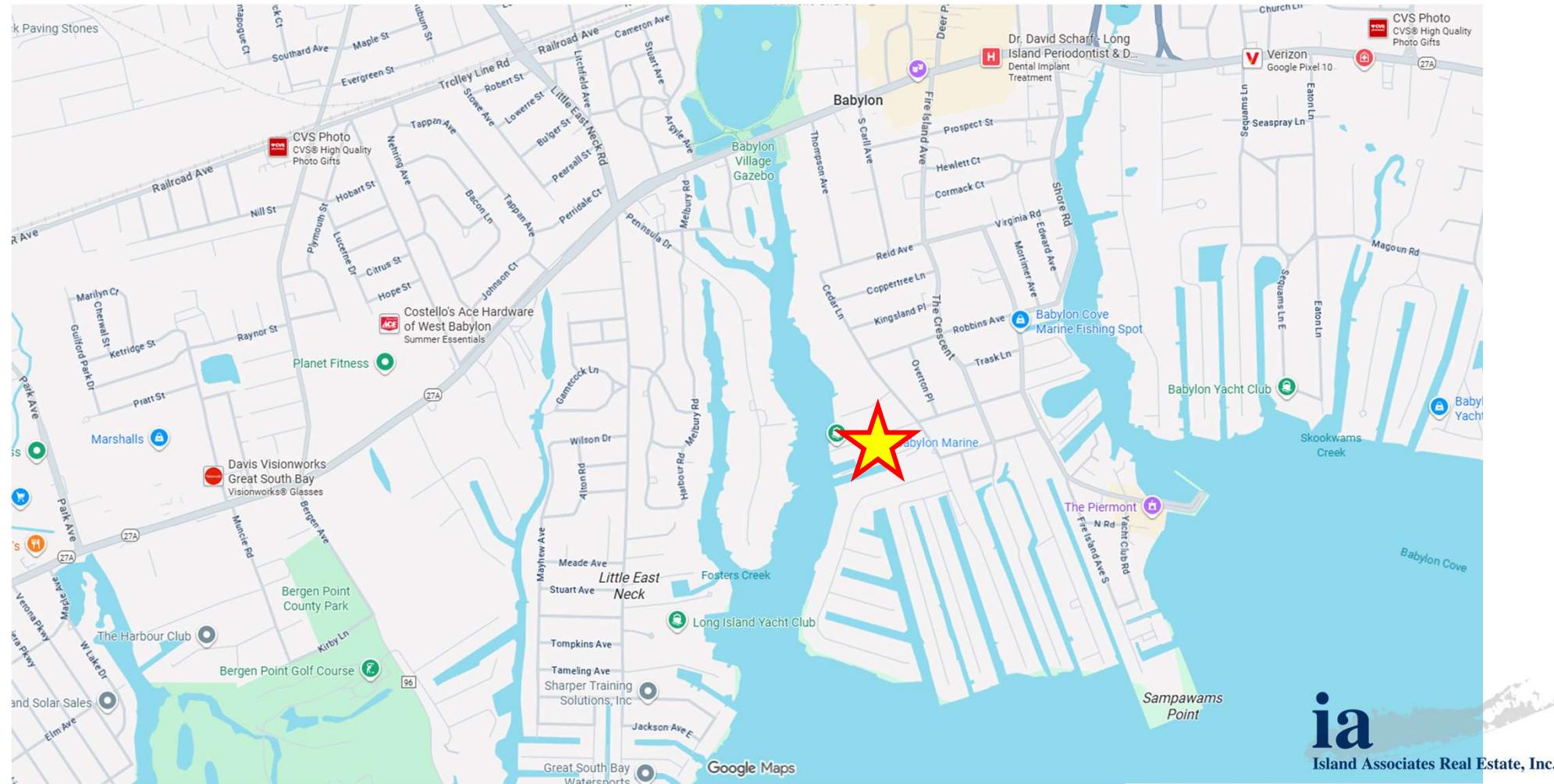


Demographics	1 Mile	3 Miles	5 Miles
Total Population	7,252	74,982	211,381
Average HH Income	\$168,016	\$148,463	\$138,315



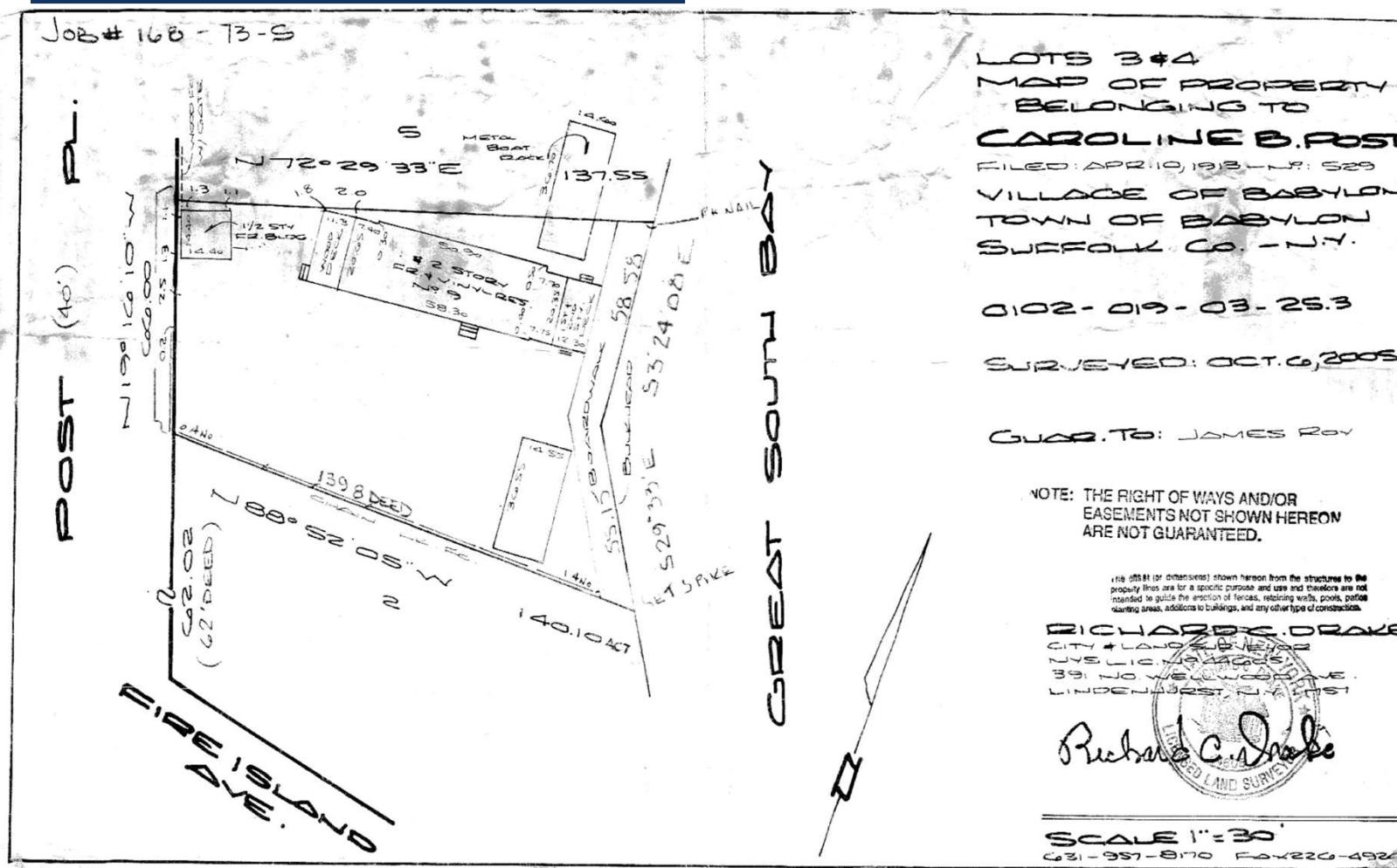
AERIAL MAP VIEW

13-19 Post Place, Babylon NY 11702
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PROPERTY SURVEY

13-19 Post Place, Babylon NY 11702
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The logo for Island Associates Real Estate, Inc. features the lowercase letters "ia" in a bold, dark blue serif font. To the right of the letters is a grayscale photograph of a coastal scene, showing a sandy beach in the foreground, calm water, and a range of hills or mountains in the background under a clear sky.