

OFFERING MEMORANDUM

13-19 Post Place, Babylon NY 11702
Babylon Marina

FOR SALE

ia

Island Associates Real Estate, Inc.

www.islandassociates.com

EXECUTIVE SUMMARY

13-19 Post Place, Babylon NY 11702
Babylon Marina

Sale Price \$8,500,000.00

Multiple Parcels Totaling: 104,848 SF / 2.40 Acres

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:

Richie Buono
631-982-2100 (Office)
631-793-1900 (Mobile)
Richie@IslandAssociates.com

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PROPERTY PHOTOS

13-19 Post Place, Babylon NY 11702
Babylon Marina



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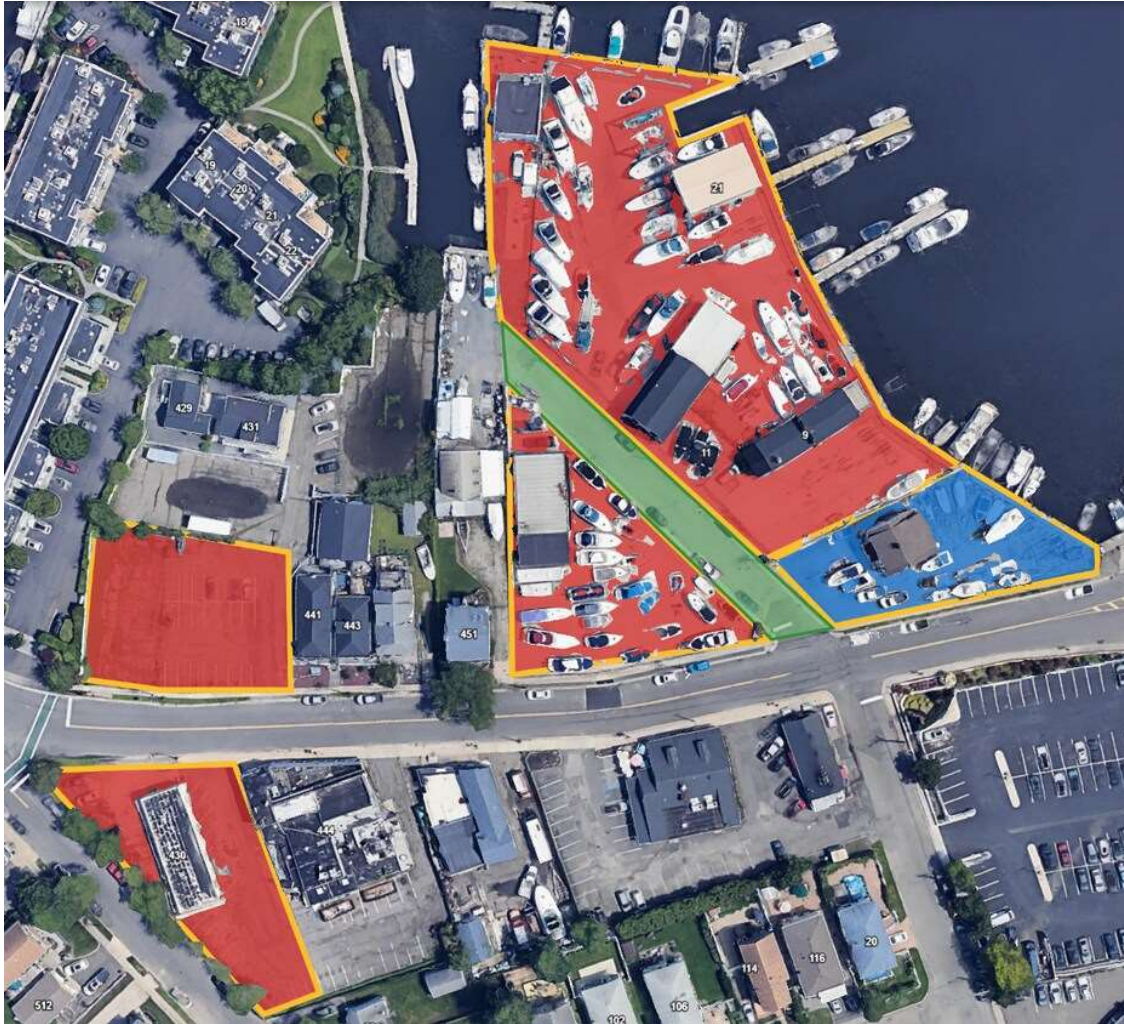
PROPERTY PHOTOS

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AERIAL VIEW OF PROPERTY

13-19 Post Place, Babylon NY 11702
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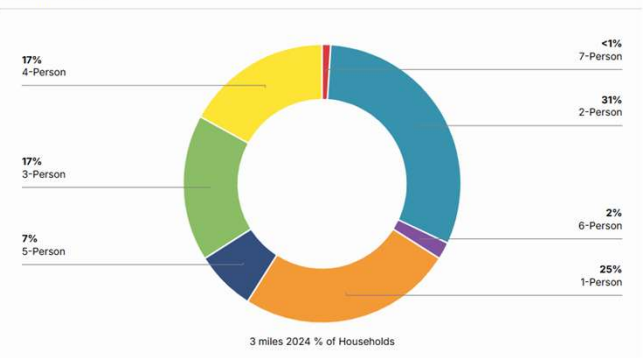
AREA DEMOGRAPHICS

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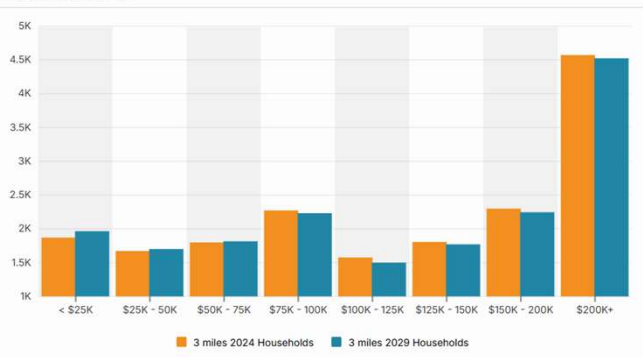


Demographics	1 Mile	3 Miles	5 Miles
Total Population	7,252	74,982	211,381
Average HH Income	\$168,016	\$148,463	\$138,315

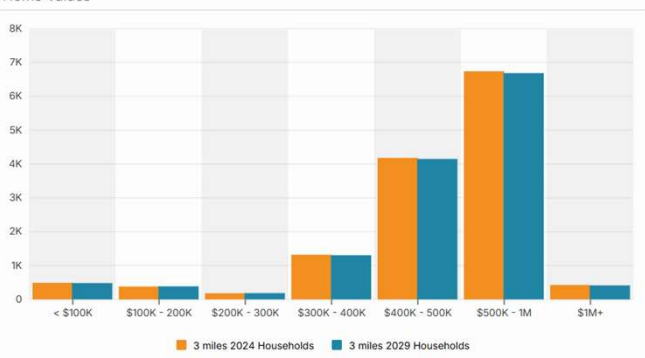
Household Size



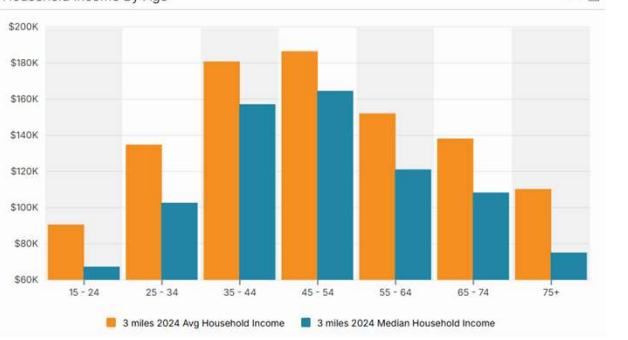
Household Income



Home Values

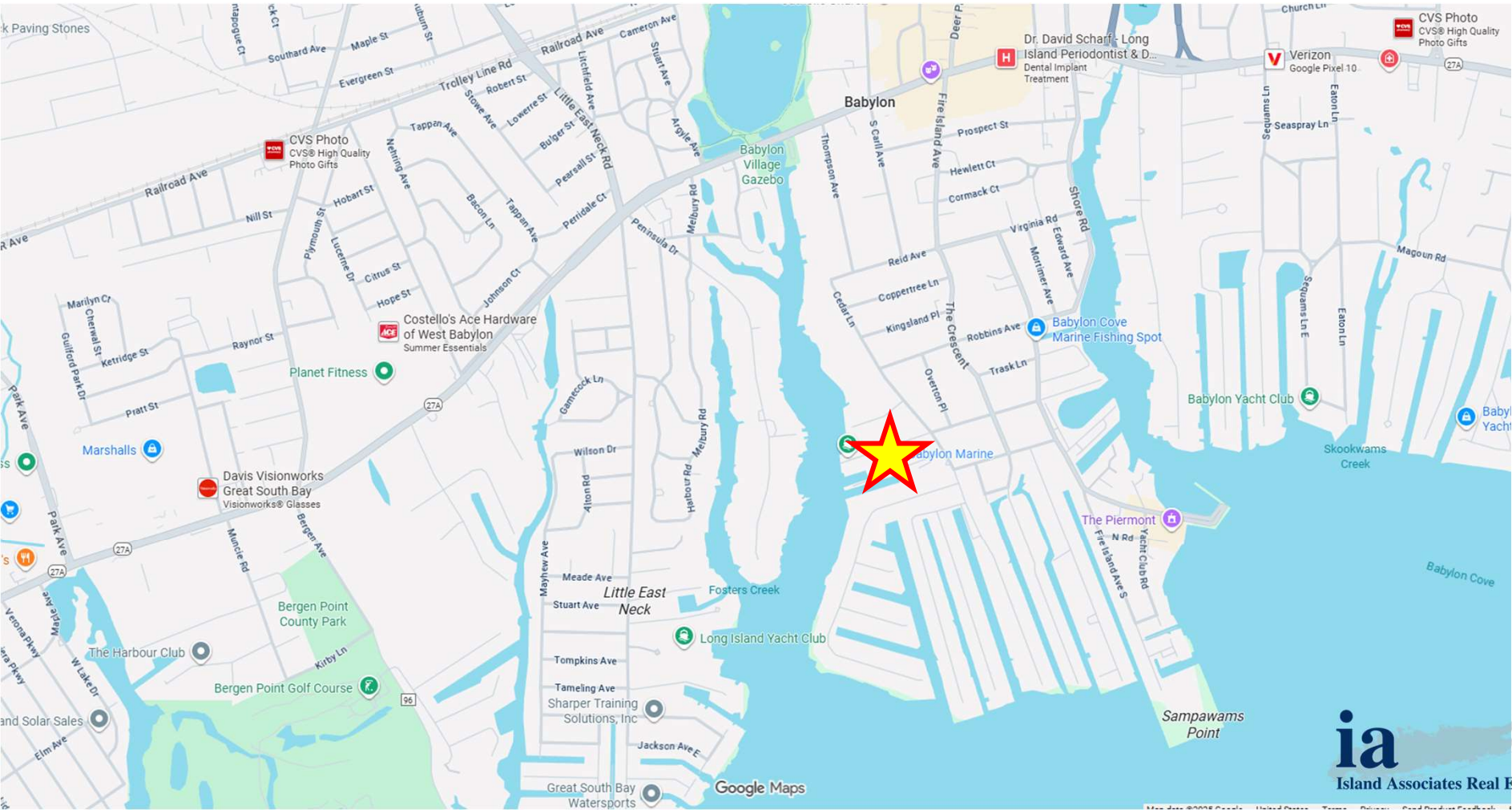


Household Income By Age



AERIAL MAP VIEW

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[illegible]

0102-019-03-25.3

SURVEYED: OCT. 6, 2005

GUAR. TO: JAMES ROY

NOTE: THE RIGHT OF WAYS AND/OR
EASEMENTS NOT SHOWN HEREON
ARE NOT GUARANTEED.

The offset (or dimensions) shown herein from the structures to the property lines are for a specific purpose and use and therefore are not intended to guide the erection of fences, retaining walls, pools, patio slanting areas, additions to buildings, and any other type of construction.

RICHARD E. DRAKE
CITY + LAND SURVEYOR
215 LINDEN AVE.
39. 10. NEW YORK
LINDENHURST, N.Y. 11757

Richard C. Ingle

SCALE 1"=30'



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