

Mixed-Use Property For Sale

425 Lake Ave

Saint James, NY 11780



For More Information:



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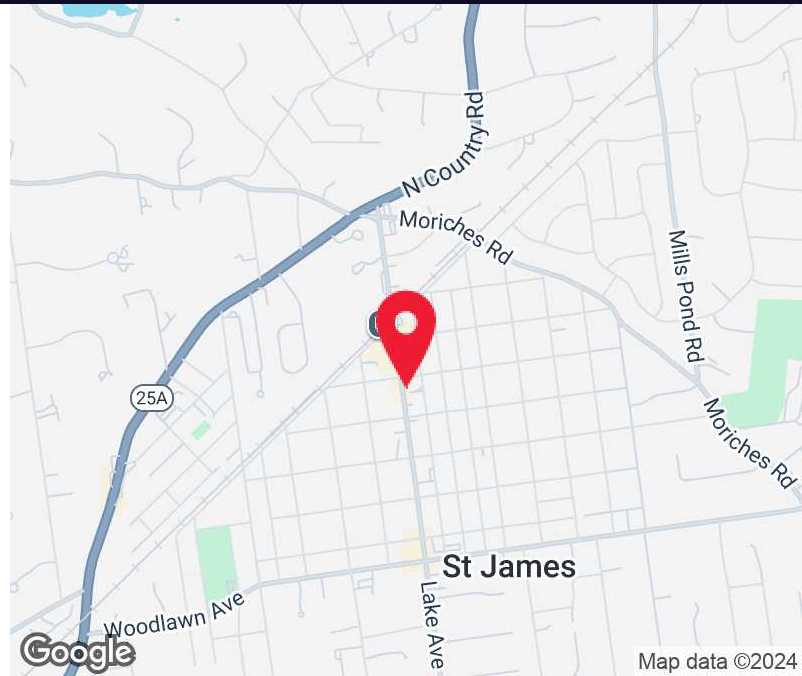
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Offering Summary	
Sale Price:	\$800,000
Taxes:	\$10,524
Insurance:	\$4,000
Building Size:	1,733 SF
Lot Size:	0.25 Acres
Number of Units:	3
Zoning:	CB

### Property Overview

Mixed-Use Building For Sale Located in the Heart of Saint James, New York. Zoned CB (Central Business) .25 Acre Lot with Access from Lake Ave and First Ave with Building Expansion Potential. Parking for +/-20 Cars. Oil Heat with Gas in the Building for Easy Conversion. Close to the Train Station, Parks, Shops, Restaurants and More!

### Property Highlights

- 3 Rental Units
- Zoned CB for Commercial Business Use
- High Retail Visibility
- Parking for 20 Cars
- Value Add Opportunity

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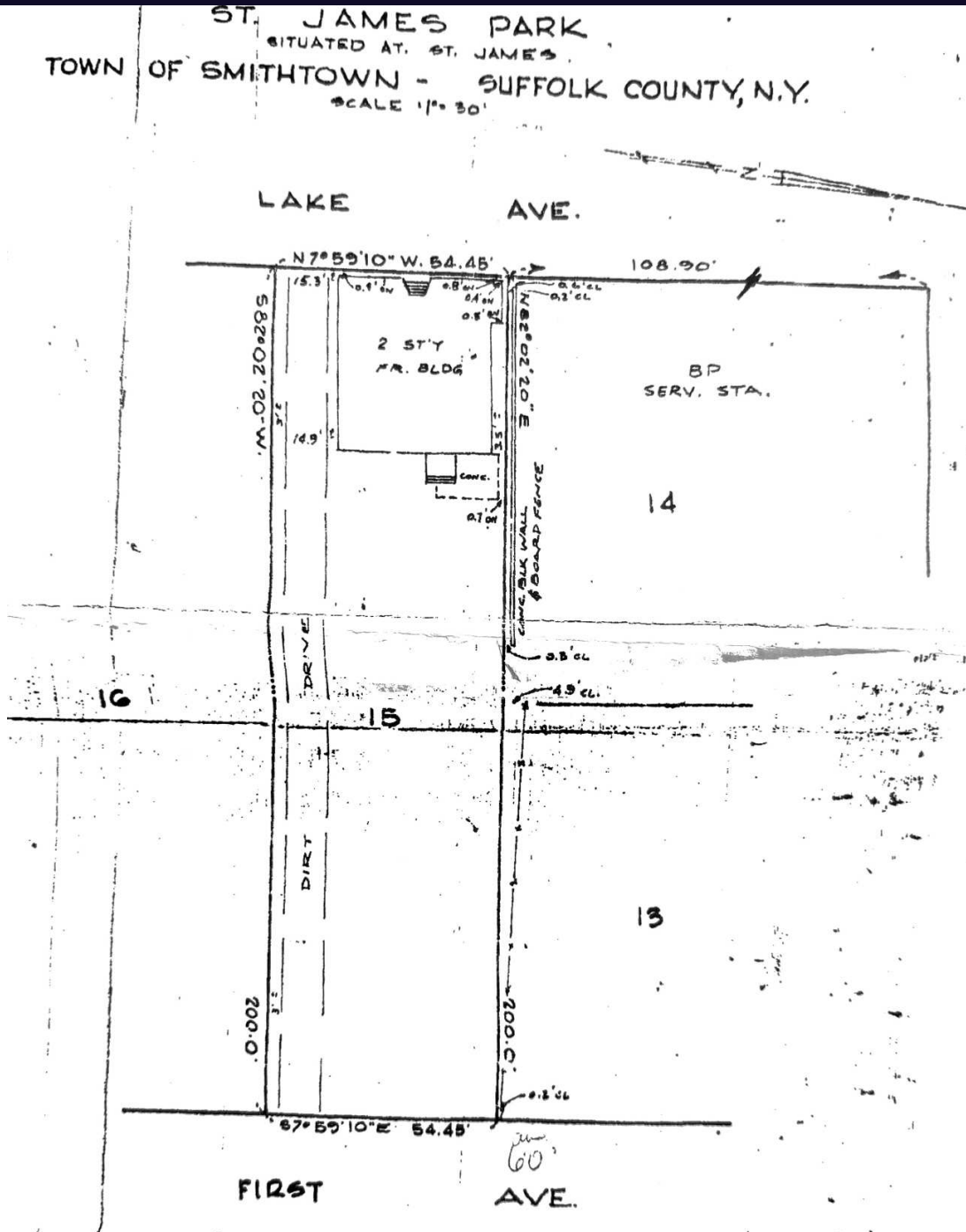
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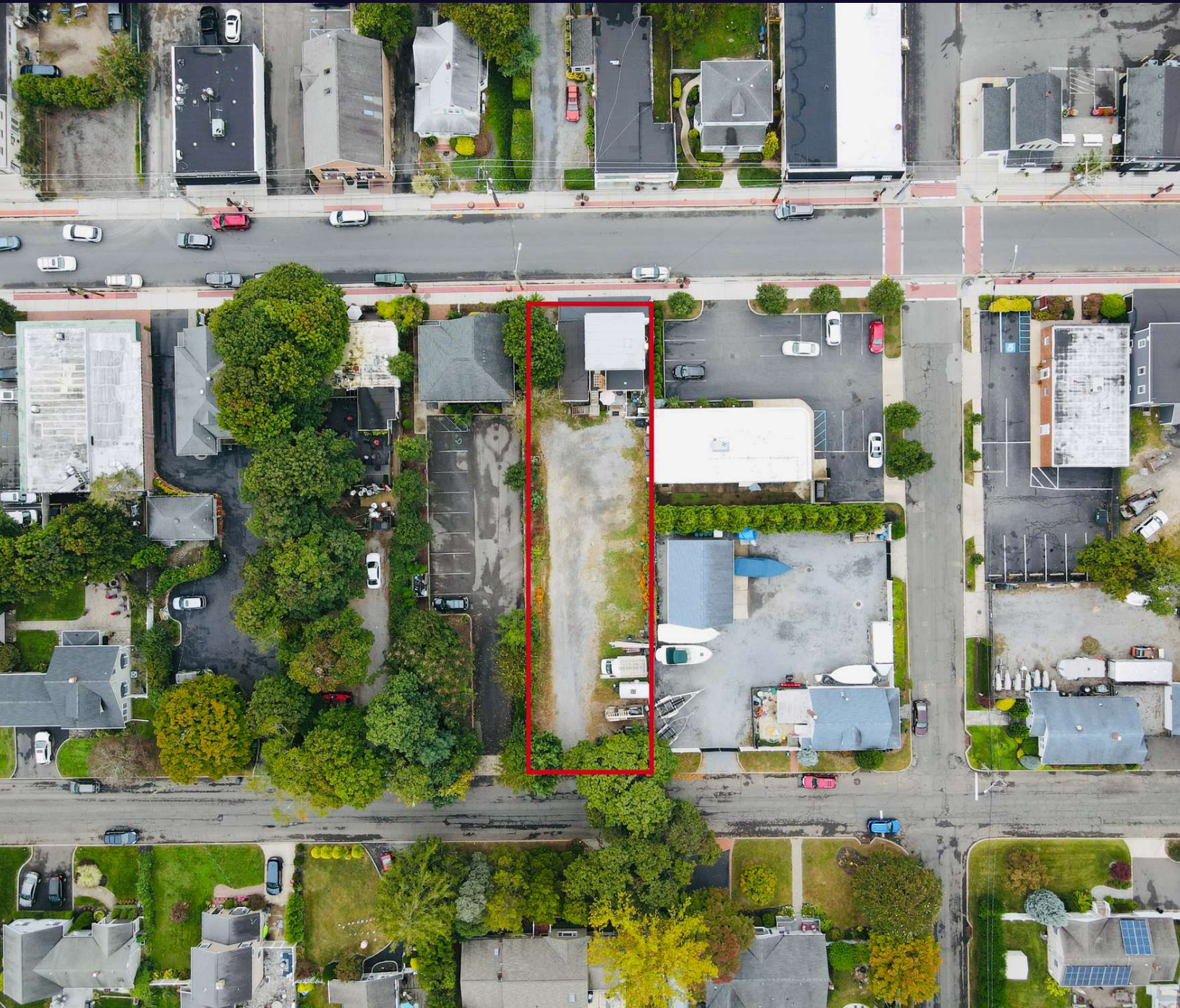
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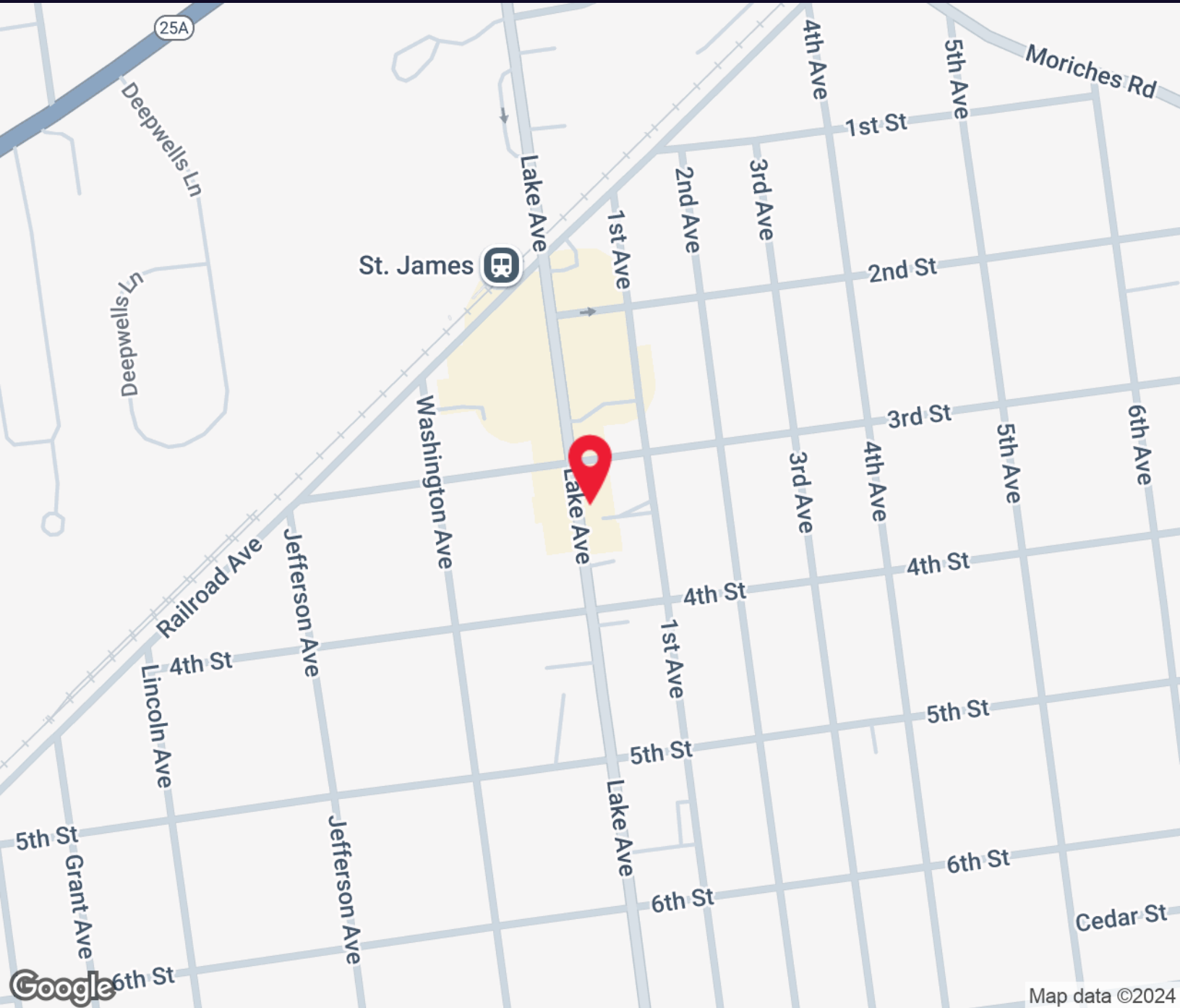
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# Retailer Map

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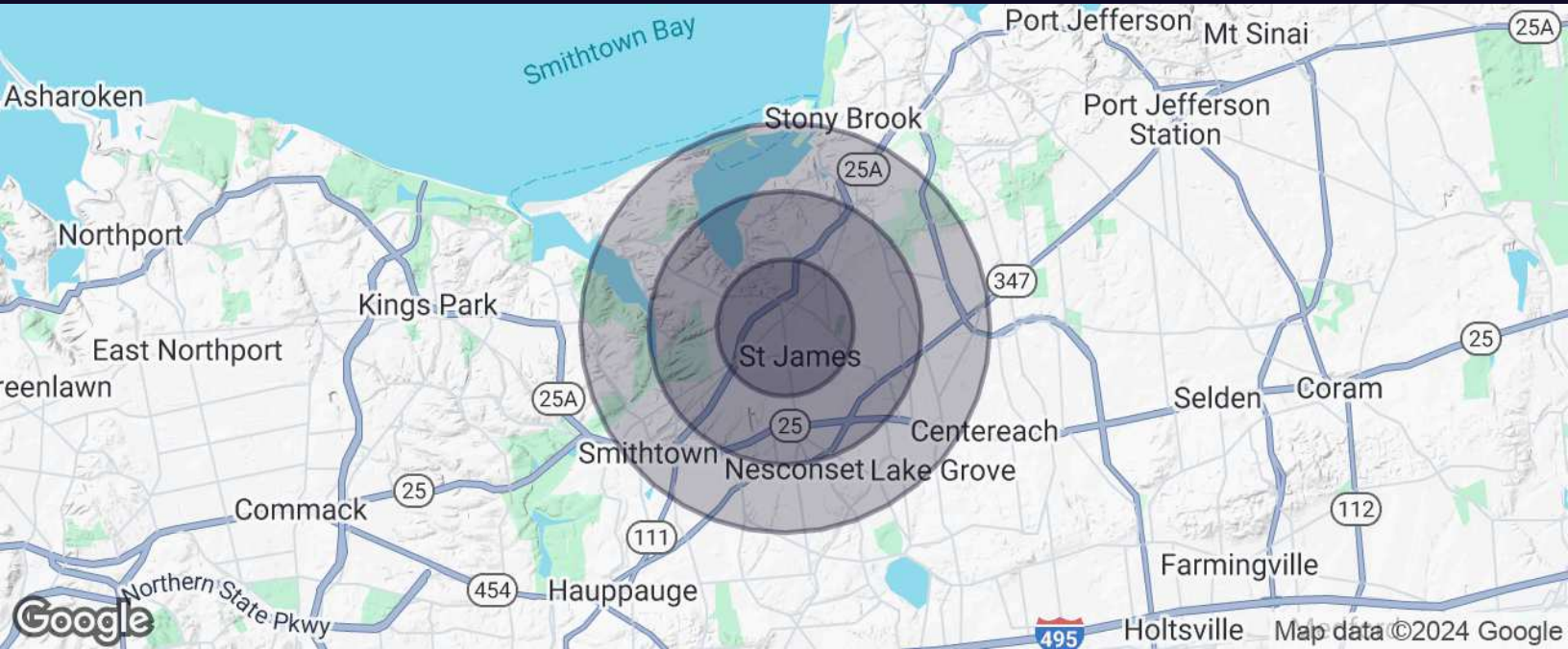
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# Demographics

## 425 Lake Ave Saint James, NY 11780



Population	1 Mile	2 Miles	3 Miles
Total Population	8,908	24,255	64,007
Average Age	45	46	42
Average Age (Male)	43	44	41
Average Age (Female)	46	47	43

Households & Income	1 Mile	2 Miles	3 Miles
Total Households	2,959	8,652	19,594
# of Persons per HH	3	2.8	3.3
Average HH Income	\$220,698	\$210,393	\$203,146
Average House Value	\$790,284	\$774,707	\$719,866

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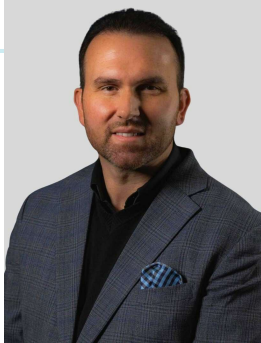
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