

## **DEVELOPMENT OPPORTUNITY**

## 38 Park Ave. Amityville, NY 11701

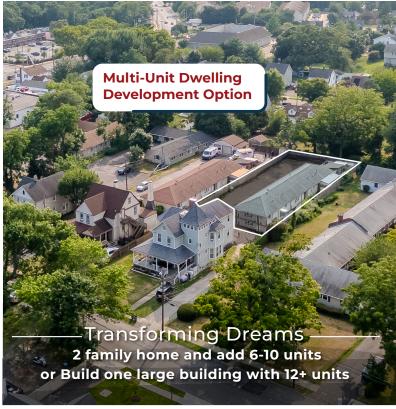
This Charming Two Family, 6 Bedroom/2 Bathroom, 124 Year Old Victorian Style Home!

(3 Bed/1 Bath On Each Level) This Home Is Situated On A Unique 0.42 Acre/18,711 Sq Ft Property, With Restaurants, Shops And Dining Close By.





This property is currently configured as a 2-family home but holds significant potential for redevelopment. The lot is spacious enough to allow for the addition of more structures, or alternatively, the existing building can be demolished to develop up to 16 residential units



Buyer responsible to do their own due diligence & verify all information.



## **Jonathan Schuman**

Licensed Associate Broker

CELL: 516.359.1353

Jonathan@BlueIslandHomesNY.com

## Louis Porcellini

Licensed Real Estate Salesperson

CELL: 516.743.2372

Louis@BlueIslandHomesNY.com

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