

FOR LEASE RETAIL OPPORTUNITY



PRIME VILLAGE LOCATION
20 JOHN STREET | AMITYVILLE, NY 11701

ASKING PRICE

INQUIRE WITHIN

PROPERTY INFORMATION

PROPERTY TYPE	RETAIL / FLEX BUILDING
LOT SIZE	0.59 ACRES
BUILDING SIZE	3,033 SF
ZONING	B-2
STORIES	1
SEWER	YES
TAXES	\$24,263
LOADING BAY	1
SURFACE SPOTS	40
CAR COUNT	10,274
POPULATION	78,170 (2 MILE)
AVERAGE INCOME	\$131,227 (2 MILE)

PROPERTY SUMMARY

Welcome to 20 John Street , a unique opportunity just steps away from the Amityville train station. Amityville is the recent beneficiary of a 10 million dollar New York State grant as part of the Downtown Revitalization Initiative. There are some very exciting developments going on as part of the initiative and the general revitalization in the village. Avalon recently developed and is currently leasing a few hundred rental units at 366 Broadway, their most recent residential development.. A local developer repositioned 221 Broadway to what is now 33 luxury residential units with a top notch steak house on the retail street level. The same developer also is in the midst of repositioning the former Chase bank property on the corner of Broadway and Greene Avenue. There is an opportunity to be a part of this thriving village by bringing your business concept to 20 John Street!!

20 John Street is a 3,033 SF building on just over a half acre with 40 surface spots. This is the perfect location to bring a retail concept to the village and take advantage of the tremendous foot traffic at the train station. The subject site is just steps from Broadway, where they are revitalizing the hardscape to make Amityville a more walkable village.. Please inquire with Berkshire Hathaway Commercial Services with any questions you have on this leasing opportunity.

Uses permitted in B-2 General Business District.

- One-family detached dwellings.
- Churches or similar places of worship, parish houses and convents.
- Public libraries, public schools, public parks, public playgrounds or recreation areas and municipal uses.
- Stores for the sale of goods at retail or for the performance of customary personal services or services clearly incidental to retail sales, but no processing or fabrication or manufacturing except as is incidental to and in the same premises with such retail sales, provided that such incidental processing, fabrication or manufacturing is conducted entirely within a building and does not occupy more than 20% of the floor area used for business purposes.
- Business, professional or banking offices, theaters, utility offices, funeral homes and similar community service buildings.
- Retail bakeries, confectionery stores, restaurants, cafes, ice cream stores or other places preparing and serving food or beverages; however, no such business shall be operated in whole or in part as a fast-food establishment, as defined in § 183-1 of this Code, except as otherwise provided herein.
- Fast-food establishments, as defined in § 183-1 of this Code, provided that a special exception from the Zoning Board of Appeals is first obtained and subject to reasonable conditions and safeguards imposed by such Board, except that no such establishment shall be permitted along any two-lane street, road, route, avenue, highway or public way.
- Billiard or pool parlors, bowling alleys, health and fitness facilities, or other indoor recreation uses.
- Clubs, fraternity houses or lodges and private schools.
- The following when, and only when, approved by and subject to safeguards imposed by the Zoning Board of Appeals as a special exception:

A - Mixed-use dwellings.

B - Outdoor storage

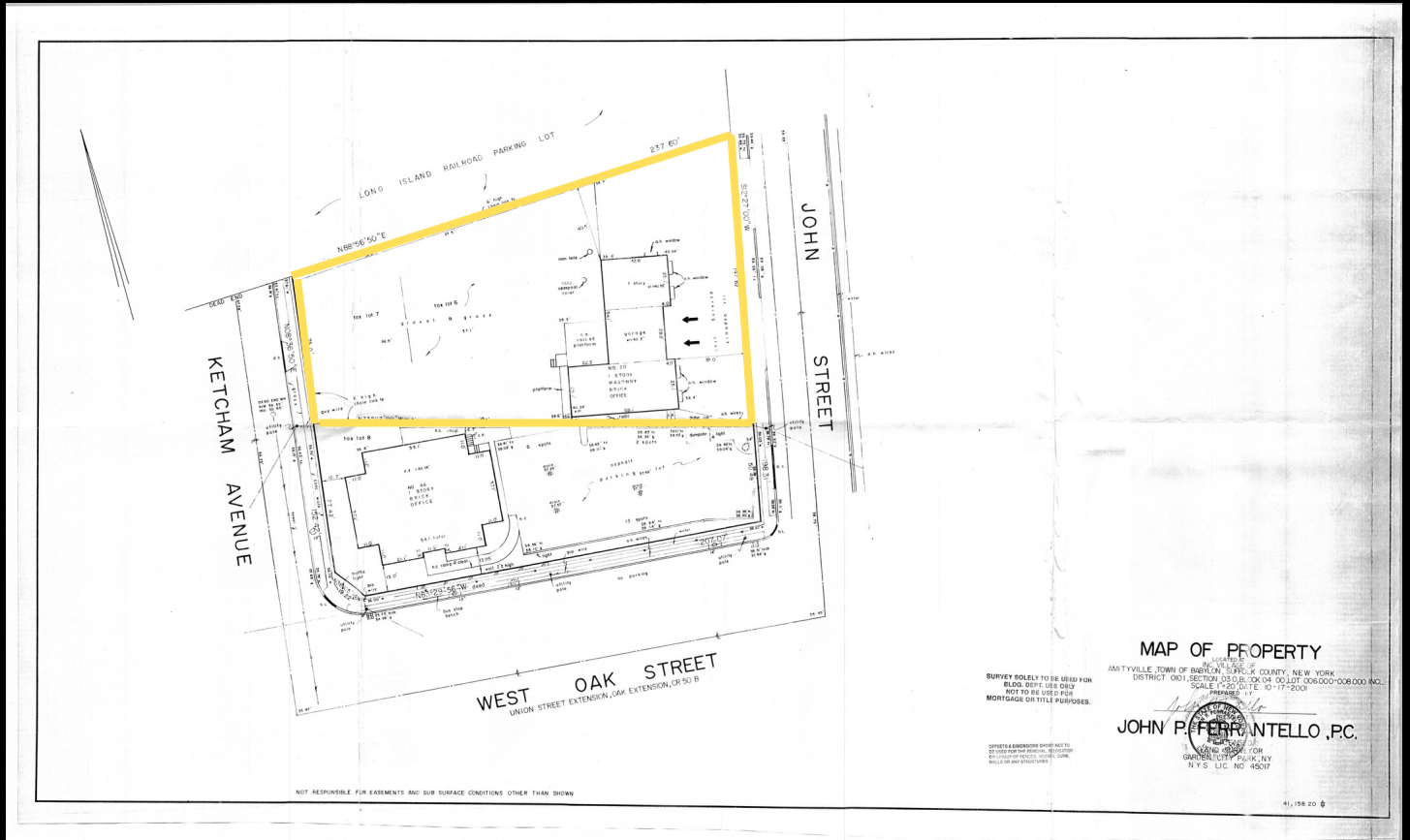
C - Two-family detached dwellings.

- Any customary uses incidental to a permitted use, provided that a second detached dwelling on a lot and boat storage racks shall not be considered incidental uses and shall not be permitted.
- 12 - Other uses which, in the opinion of the Zoning Board of Appeals, are of the same general character as any of the uses hereinbefore specifically permitted and which are authorized by such Board as a special exception, provided that motor vehicle sales, service or repair and the uses prohibited in § 183-93 of the Code shall not be authorized as special exceptions.



RETAIL OPPORTUNITY

20 JOHN STREET | AMITYVILLE, NY 11701



Disclaimer

The information herein does not constitute an offer, representation, or warranty, and Berkshire Hathaway Home Services cannot and does not guarantee the completeness or accuracy of any information contained herein. Prospective purchasers should independently verify all information pertaining to the subject property; and may do so through, among other sources, available public records from the applicable municipality.