

Property For Sale

Dynamic Mixed-Use Investment

103 107 S Tyson Ave Floral Park, NY 11001



For More Information:



HOOTAN MOEIRZADEH

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Mixed-Use: Multi-family/Retail/Warehouse

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Property Overview

Introducing an Unmatched Investment Opportunity – A True Gem.

Excellent Opportunity for ALL::: Owner/User/Investor/Developer. Investment Deal of the CENTURY!

A+ 1 one-of-a-kind property offering multiple avenues for Growth & Value. Recession-proof ASSET with Continuing Market Appeal
Strategically positioned directly in Front of the Long Island Train Station (Lirr) – the very 1st stop from Queens Into- Long Island!

This is your Chance to Secure A **RARE and HIGHLY Desirable Real Estate** while offering Exceptional Long-Term upside Potential.
PRIME PRIME PRIME LOCATION- Directly in Front of the LONG ISLAND TRAIN STATION- FLORAL PARK Lirr!!!

RARE- A once in a LifeTime Opportunity to Own An Investment property,
Mixed-Use Building with a Rare-Unique Mixes of Multiple Uses:
Apartments, Retail/Office tenants, Warehouse (Newly Renovated).

Additional Garage Space/Storage space +with PRIVATE PARKING in REAR!

Approx. Total Interior Footage: 22,000ft+/- (Retail & Apartment Rentals & Warehouse + Lower Level/Basement)

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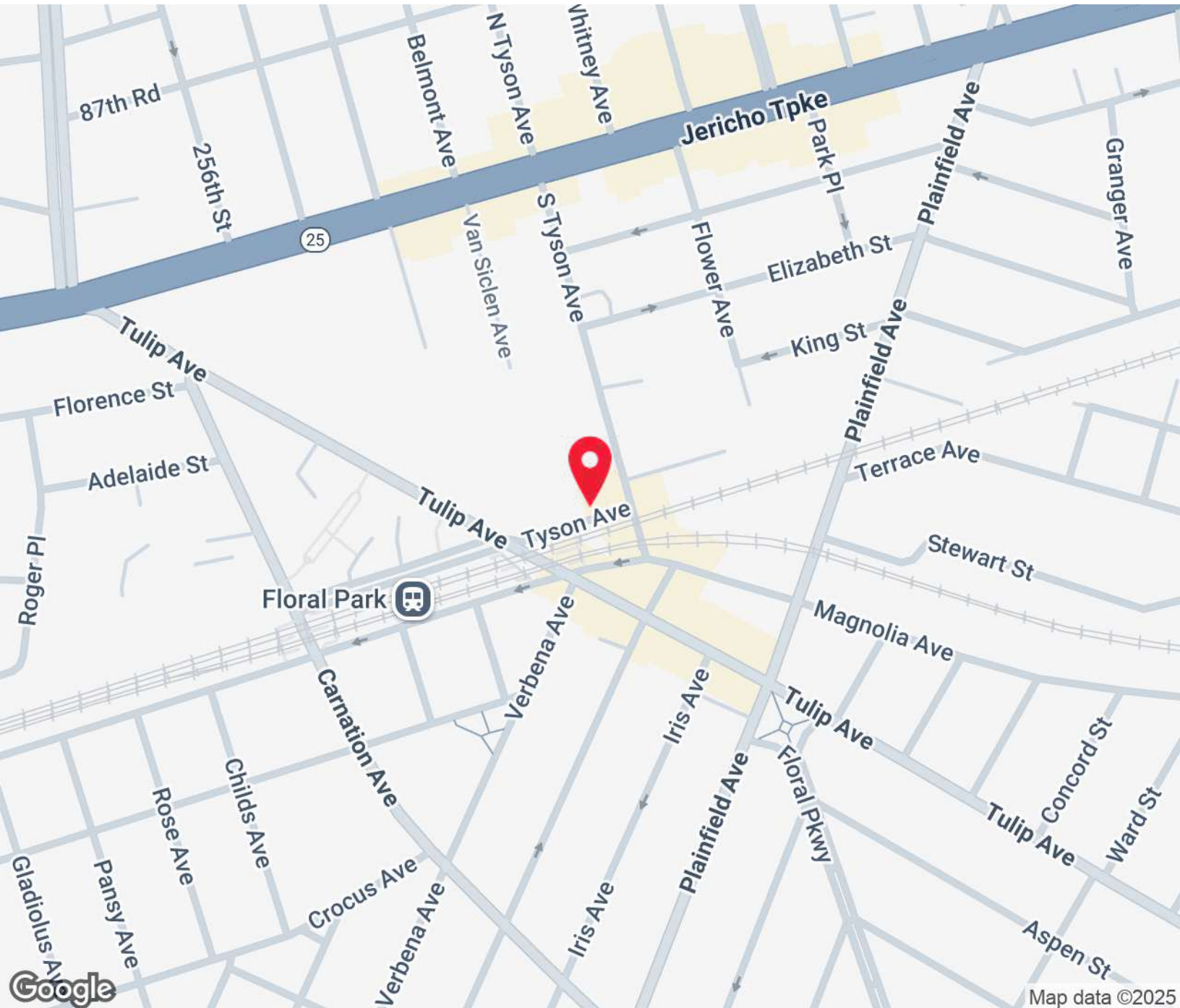
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Mixed-Use AVAILABLE FOR SALE!

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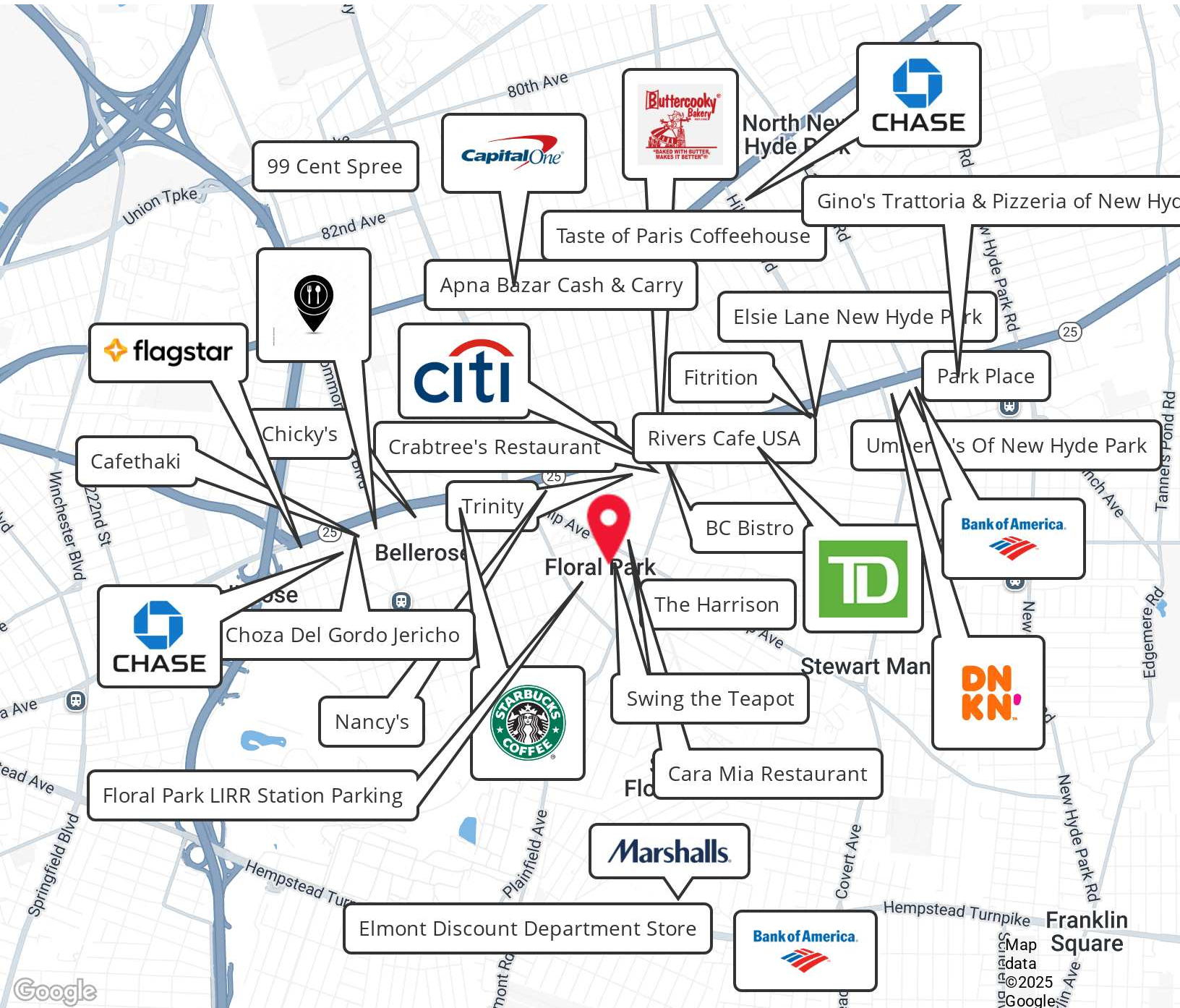
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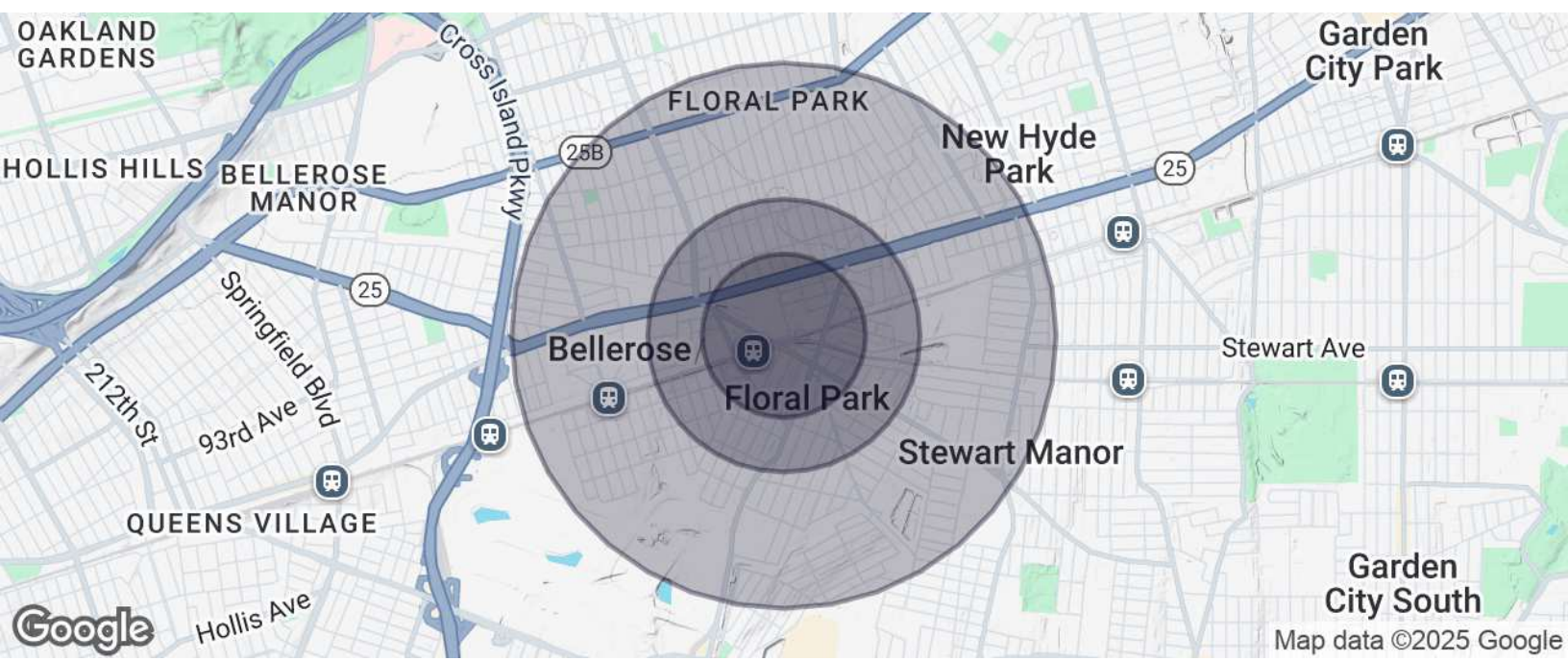
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Multifamily Property For Sale

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Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	3,906	9,895	37,914
Average Age	43	43	43
Average Age (Male)	42	41	42
Average Age (Female)	44	44	44

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	1,506	3,566	12,495
# of Persons per HH	2.6	2.8	3
Average HH Income	\$163,035	\$180,946	\$178,675
Average House Value	\$751,720	\$779,731	\$791,171

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