

Property For Sale

# Dynamic Mixed-Use Investment

103 107 S Tyson Ave Floral Park, NY 11001



 **Douglas Elliman**  
Commercial

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 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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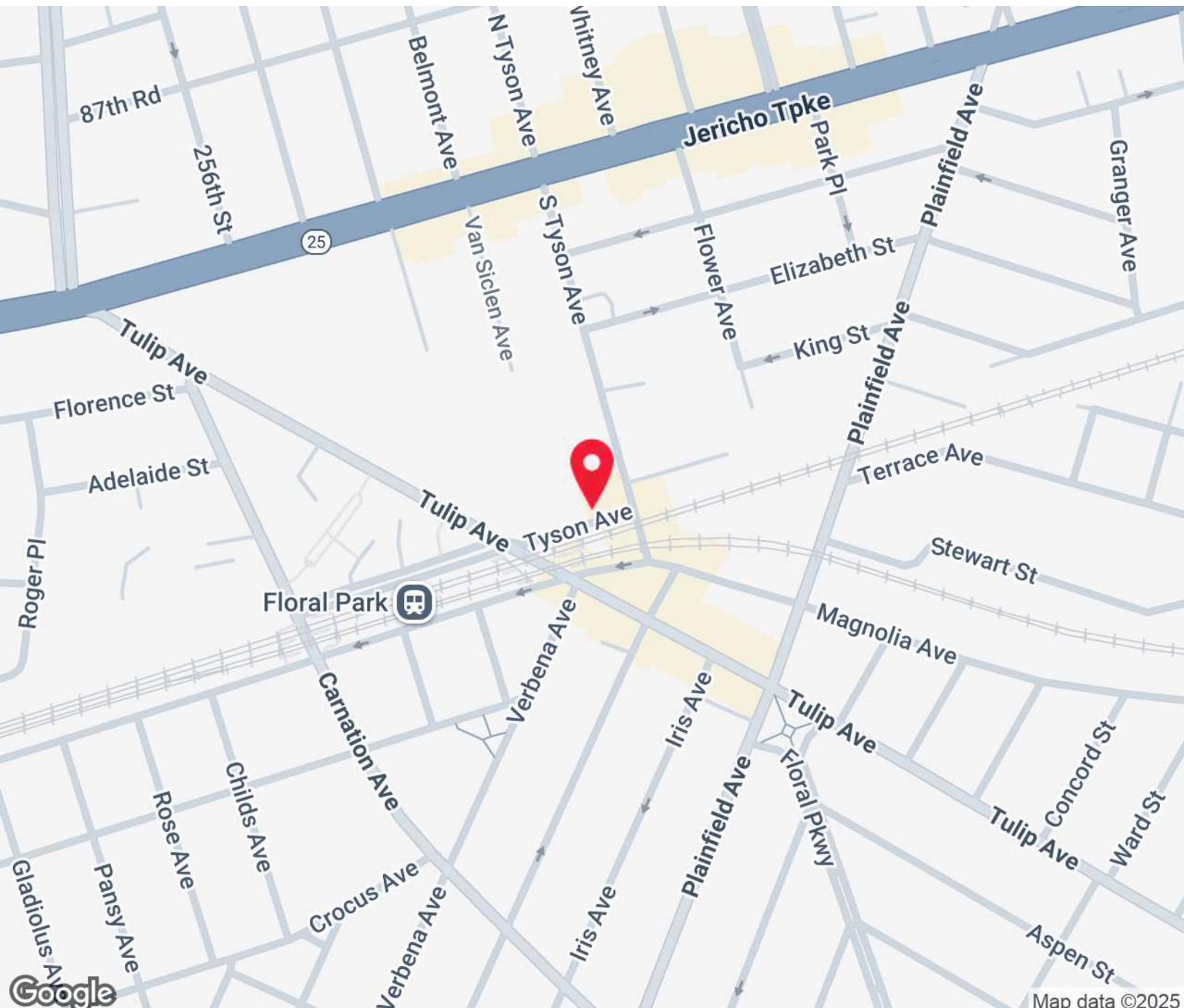
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# Mixed-Use AVAILABLE FOR SALE!

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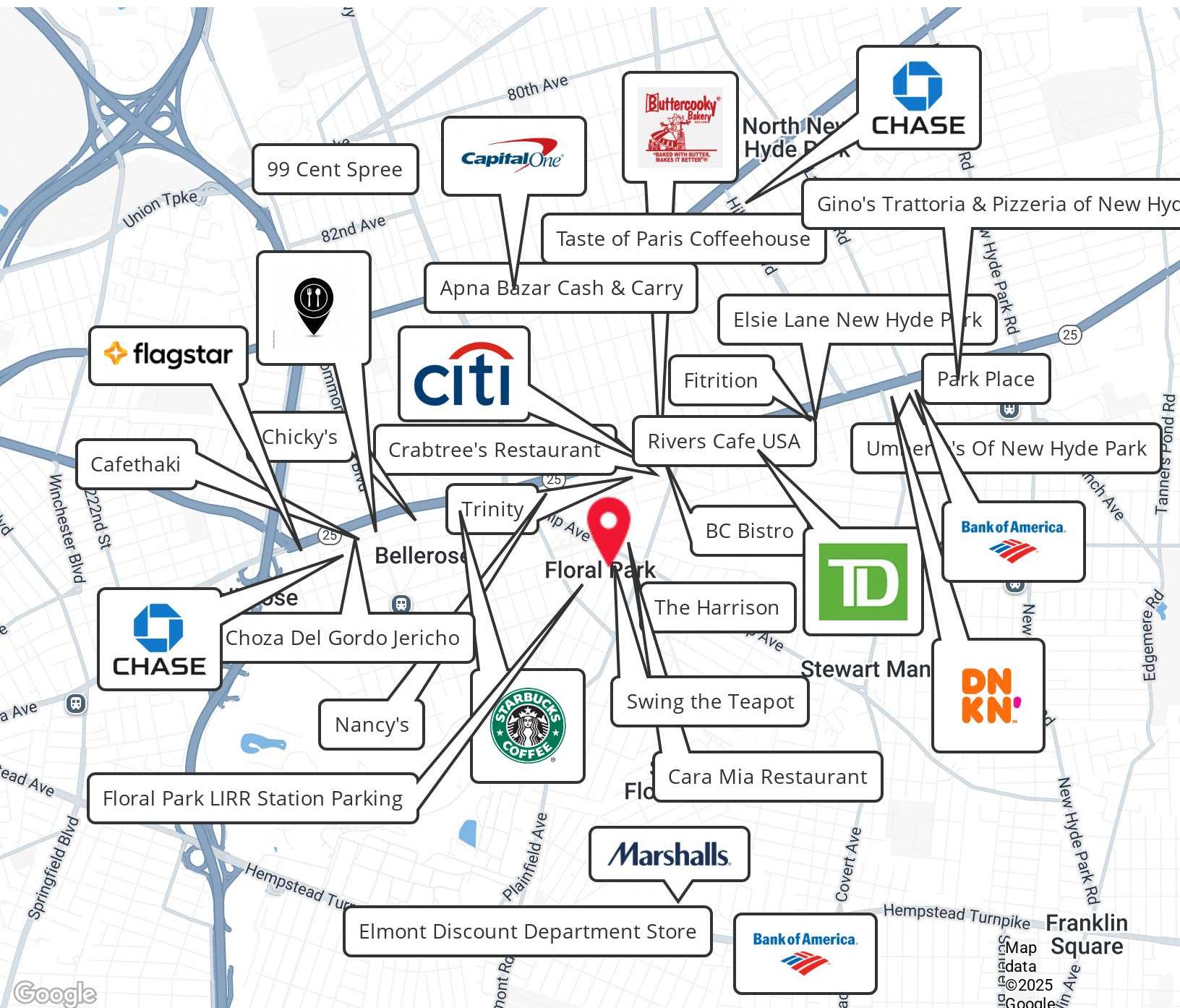
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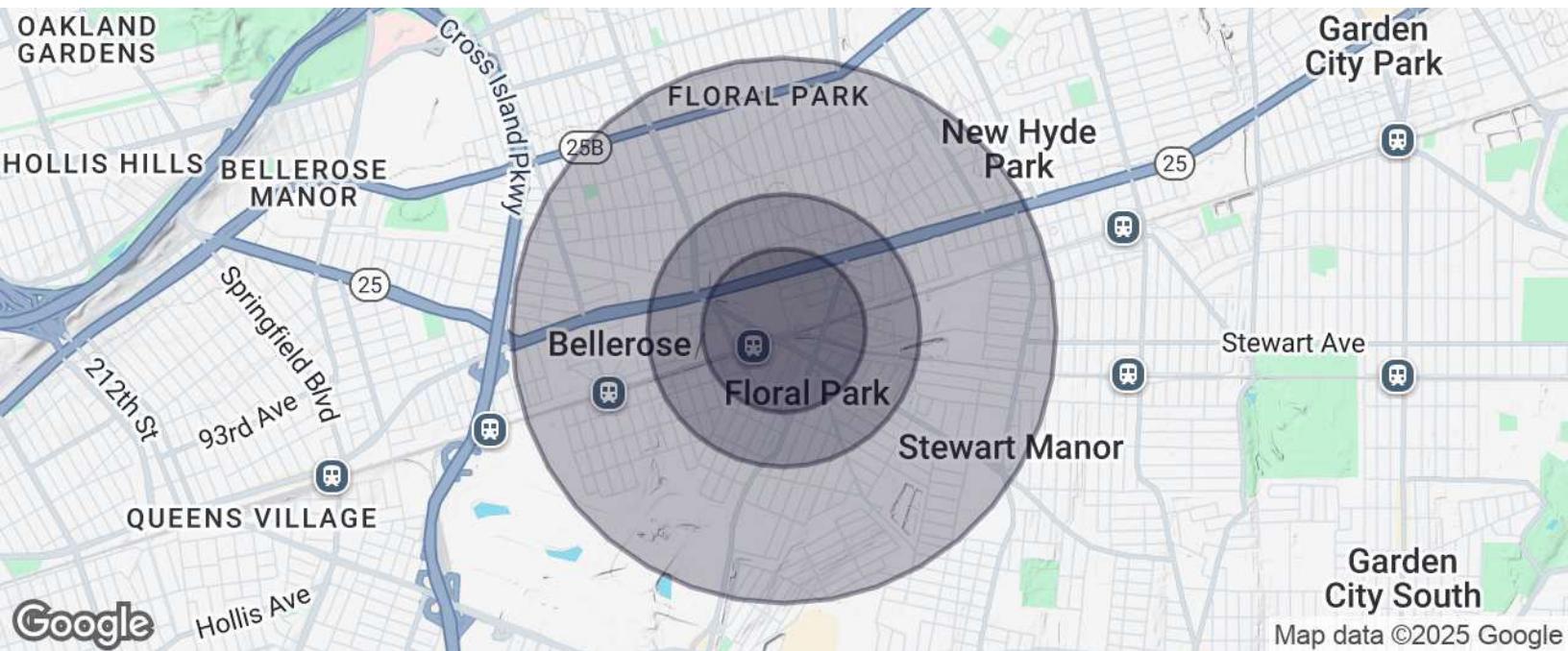
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# Multifamily Property For Sale

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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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Commercial real estate involves more than just property listings. To get the most effective results, you need to partner with a company that has a full complement of services and an in-depth team of professionals to help with all of your needs. Douglas Elliman's team of commercial real estate experts is committed to unrivaled performance standards when working with tenants, investors, purchasers and owners. We represent all major property types including office, industrial, retail, apartment and land. We treat each assignment with commitment and focus, from a single transaction in a local market to national and multi-market assignments. We help negotiate contracts, coordinate construction and provide both property management as well as ongoing advisory service to satisfy your changing real estate needs. Our breadth of market knowledge, unprecedented network and use of innovative technology extend to all types of property transactions.

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