

IDEAL END USER OPPORTUNITY | 6,000 SF FREESTANDING OFFICE BUILDING

568-570 Broadway Amityville, NY 11701
AVAILABLE FOR SALE OR LEASE



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Office Building | FOR SALE OR LEASE

568-570 Broadway Amityville, NY 11701



Offering Summary

Sale Price:	PRICED UPON REQUEST
Annual Taxes:	\$25,332.09
Building Size:	6,000 SF
Available SF:	2,000 to 6,000 SF
Lot Size:	0.48 Acres
Number of Units:	2
Frontage:	230 Feet
Zoning:	Commercial
Traffic Counts:	42,000 Cars/Day

Property Overview

Professional Office/ Medical Building for Sale or Lease strategically located on heavily traveled Broadway (Rte. 110) in Amityville. This Highly Visible Corner Location sits at a four-way traffic light with 230 Feet of Frontage, Parking for 20 + Vehicles in Private Lot. Building is located near major highways, surrounded by local and national retailers. Ideal End User Opportunity or Potential for Value-Add Investment. Comprised of 2 Units totaling 6,000 SF, all of which may be available for lease. Currently Unit 568 is 2,000 SF and is occupied by a month-to-month tenant, paying below market rent. Unit 570 is 4,000 SF of raw space ready to be refinished for a user. Tremendous Traffic Counts with 42,000 Cars Passing this location each day. Incredible location! Low Expenses! Please call to arrange a private tour or for more information.

Property Highlights

- Corner Location at Traffic Light
- 230 Feet of Frontage
- Parking for 20 + Vehicles
- 42,000 Cars Pass Per Day!!
- Ideal End User Opportunity!

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Property Photos

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Aerial View of Property

568-570 Broadway Amityville, NY 11701



Google

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Local + National Retailer Map

568-570 Broadway Amityville, NY 11701



SITUATED IN BETWEEN SOUTHERN STATE PKWY & SUNRISE HIGHWAY



Google

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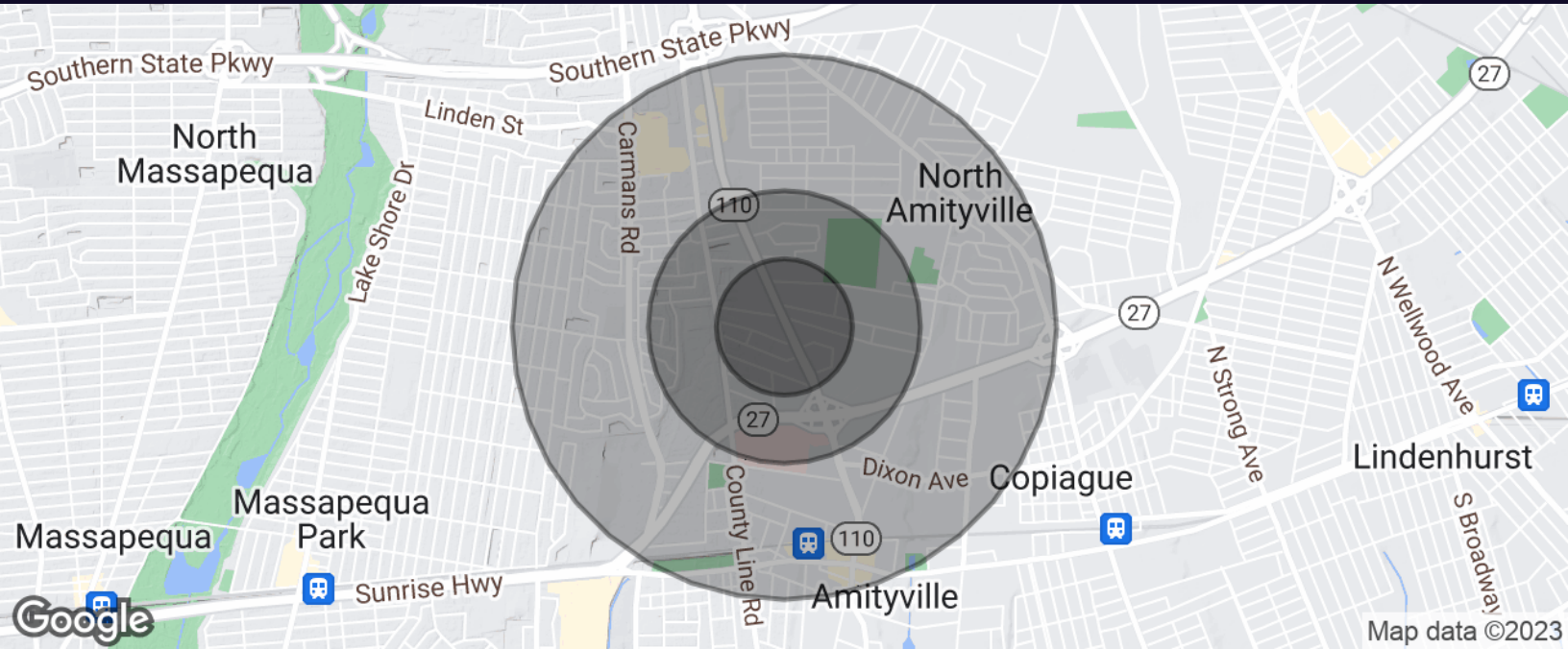


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Property Demographics

568-570 Broadway Amityville, NY 11701



Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	1,983	6,440	24,584
Average Age	34.7	40.6	39.7
Average Age (Male)	25.8	32.4	36.2
Average Age (Female)	40.4	45.1	42.1

Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	551	2,080	7,906
# of Persons per HH	3.6	3.1	3.1
Average HH Income	\$82,729	\$88,098	\$102,858
Average House Value	\$340,588	\$340,173	\$375,333

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