



OFFERING MEMORANDUM

152 Railroad St

Huntington Station, NY 11746

Versatile Industrial Property | Office • Storage • Garage • Parking



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An exceptional opportunity for an owner-user, investor, or business seeking a versatile industrial property in Huntington Station. This property offers a functional combination of office space, storage areas, garage facilities, and ample on-site parking, providing the flexibility needed to accommodate a variety of business operations.

The property is well suited for contractors, tradesmen, service businesses, distributors, automotive-related uses,

warehouse operations, and other industrial users seeking a dedicated commercial location with room for vehicles,

equipment, inventory, and day-to-day operations.

With its practical layout and multiple functional spaces, 152 Railroad Street presents an excellent opportunity to establish, expand, or relocate your business while owning the real estate. Photos are virtually staged and brushed.

Property Highlights:

- Industrial building with versatile commercial functionality
- Dedicated office space
- Storage areas
- Garage space
- Plenty of on-site parking
- Ideal for owner-users and investors
- Excellent opportunity for a variety of industrial and service-related businesses
- Convenient Huntington Station location
- A rare opportunity to acquire a flexible industrial property with the space, functionality, and parking necessary to support a growing business.
- **This property can be delivered vacant to an owner & user as there are no leases in place tenants are month to month.**



2nd



FLOOR



R

152 RAILROAD OFFERS
PLENTY OFFICE SPACE!



1st



FLOOR



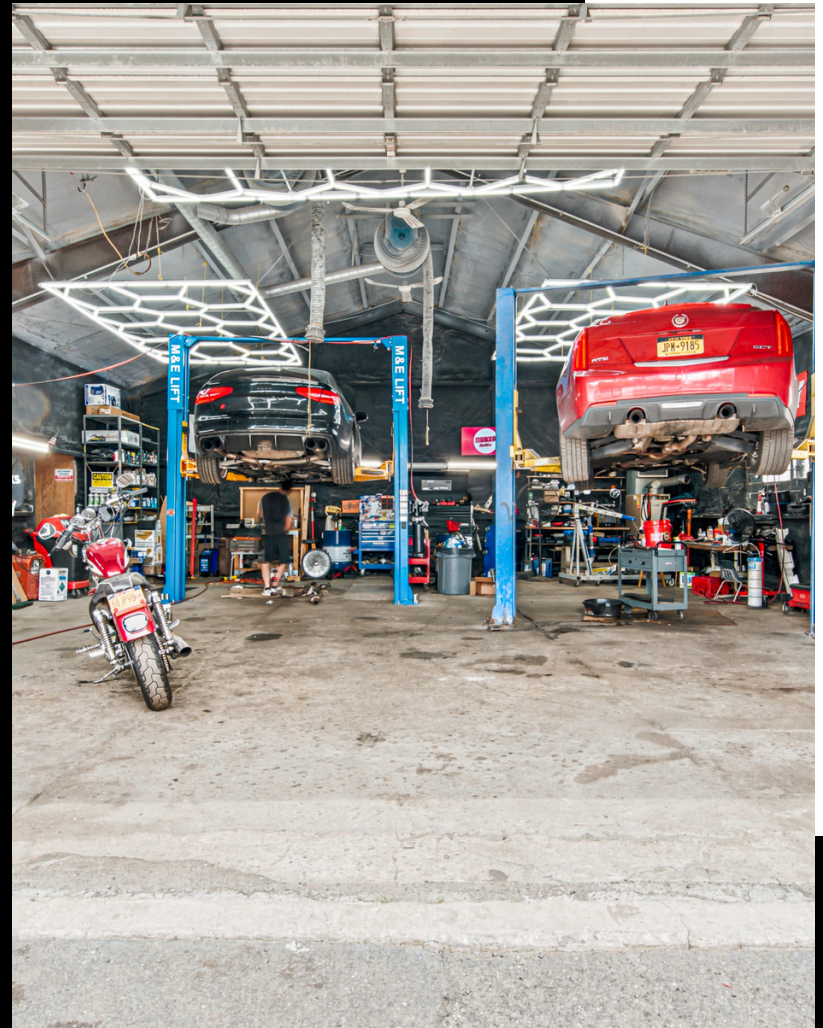
R



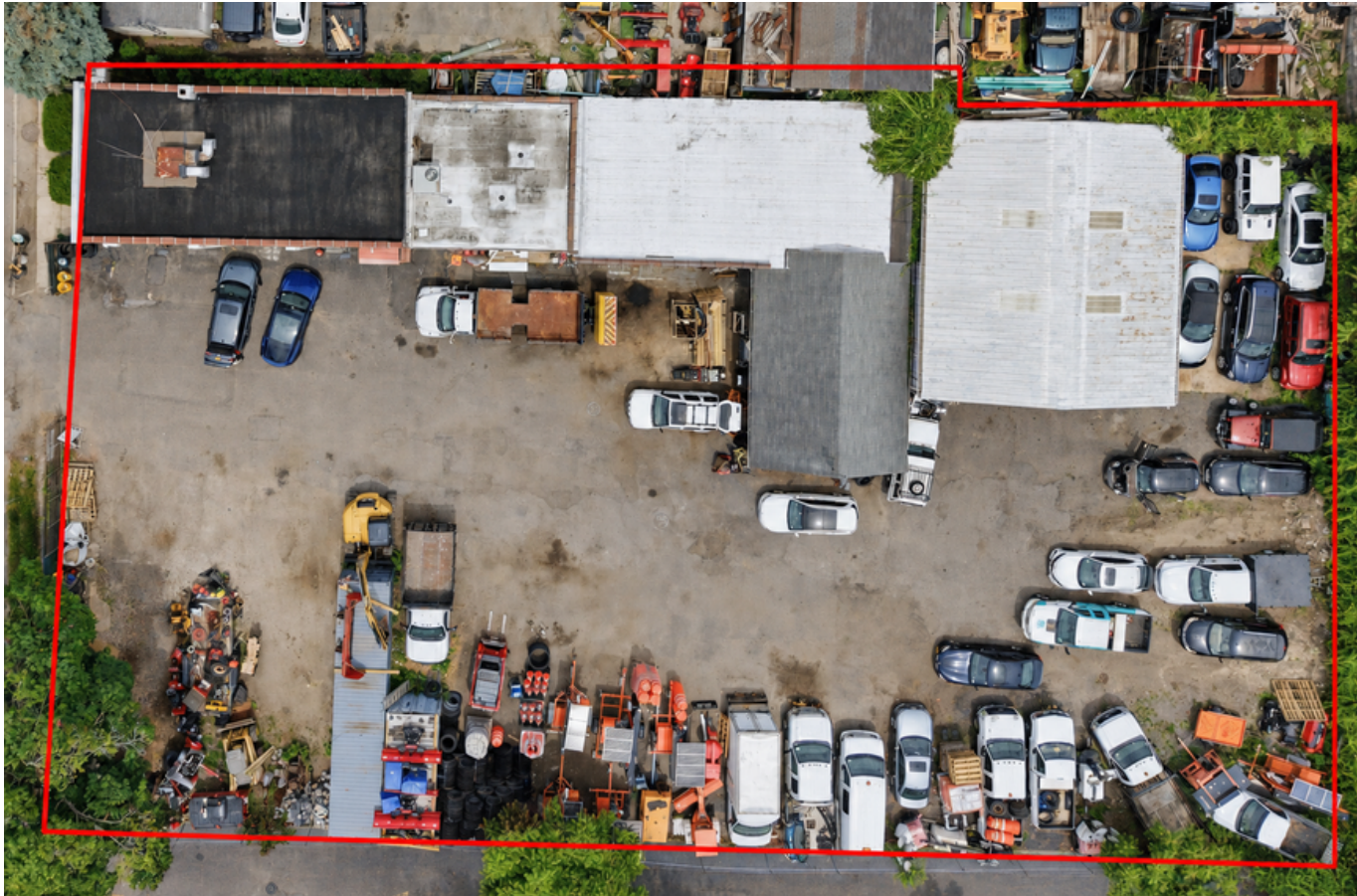
STORAGE

GARAGE

OFFICE



WORKSHOP



Aerial view of 152 Railroad St +
Property line

Yearly Expenses

Insurance	\$8,600.00
Real Estate Taxes	\$27,173.91
Maintenance	\$3600.00/yr
Total	\$39,373.91

Vacant Spaces with Potential Annual Rent:

First floor office: $\$2,700 \times 12 = \$32,400/\text{yr}$

Second floor office: $\$2,500 \times 12 = \$30,000/\text{yr}$

Storage space: $\$1,200 \times 12 = \$14,400/\text{yr}$

Full Garage: $\$1,200 \times 12 = \$14,400/\text{yr}$

Garage 2: $\$400 \times 12 = \$4,800/\text{yr}$

Garage 3: $\$400 \times 12 = \$4,800/\text{yr}$

Office & Workshop (rented): $\$4,000 \times 12 = \$48,000/\text{yr}$

Landscaping material storage (rented):

$\$2,400 \times 12 = \$28,800/\text{yr}$

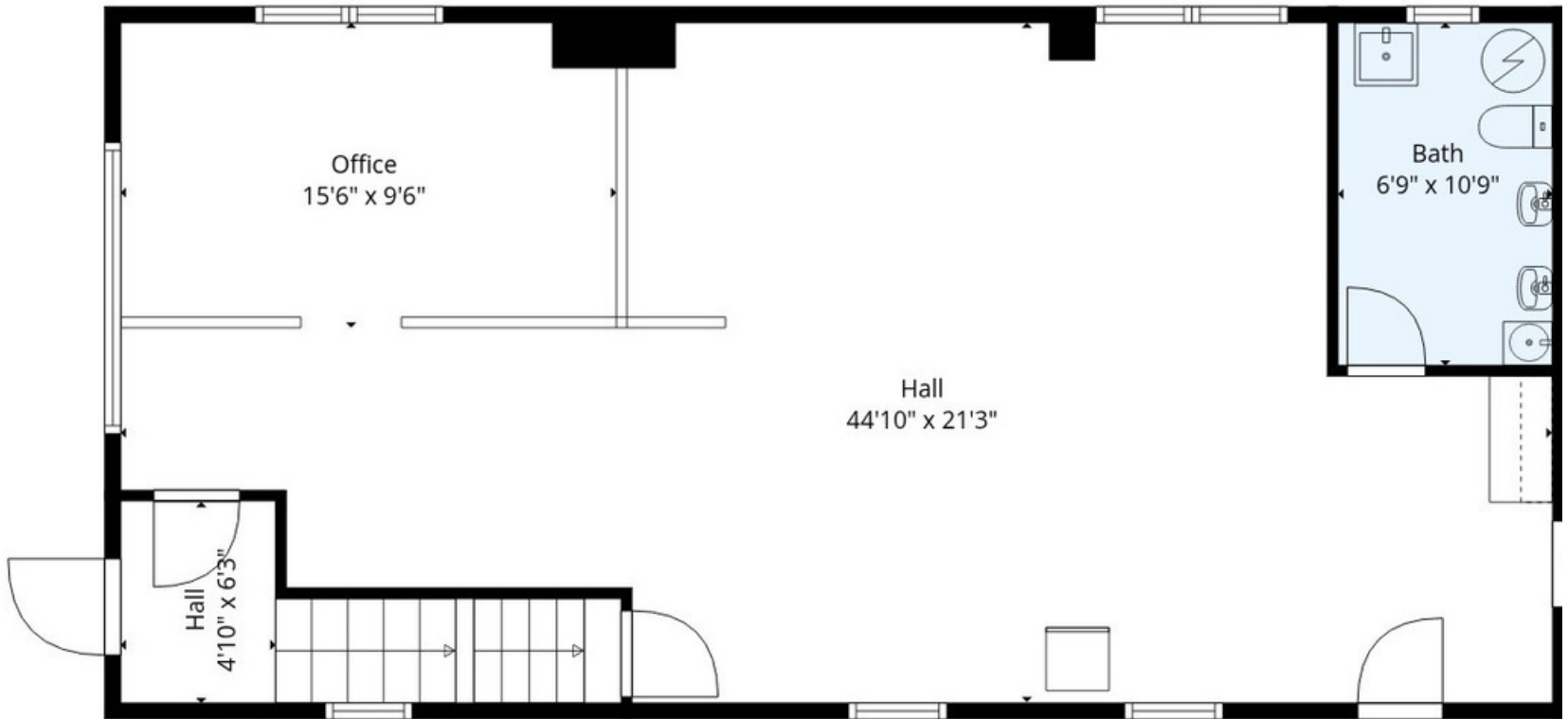
Gross Income: $\$14,800 \times 12 = \$177,600$

Yearly Expenses: $\$39,373.91$

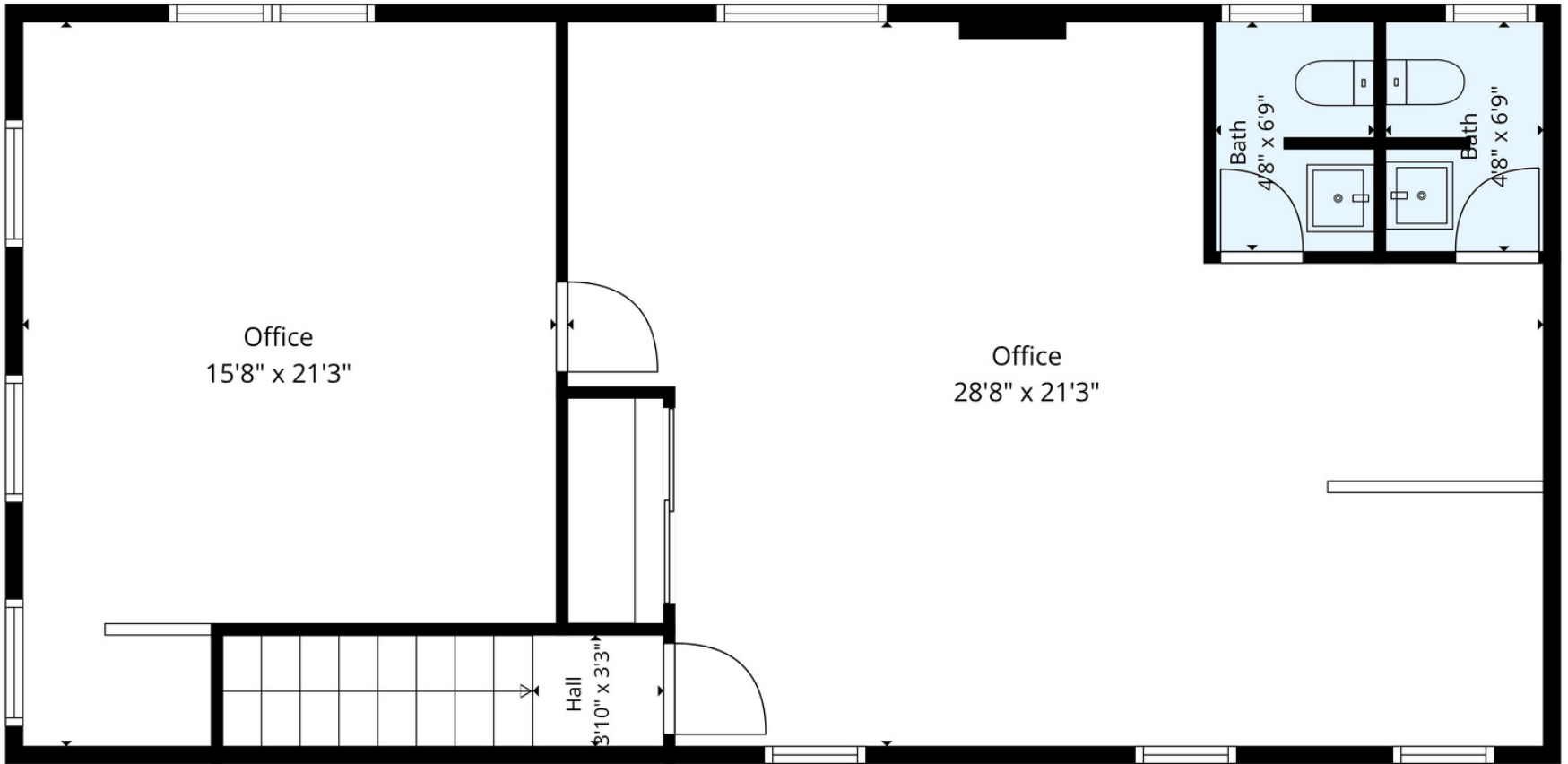
Net Operating Income: $\$138,226.09$

Property Value: $\$2,200,00$

Potential CAP= 6.28%

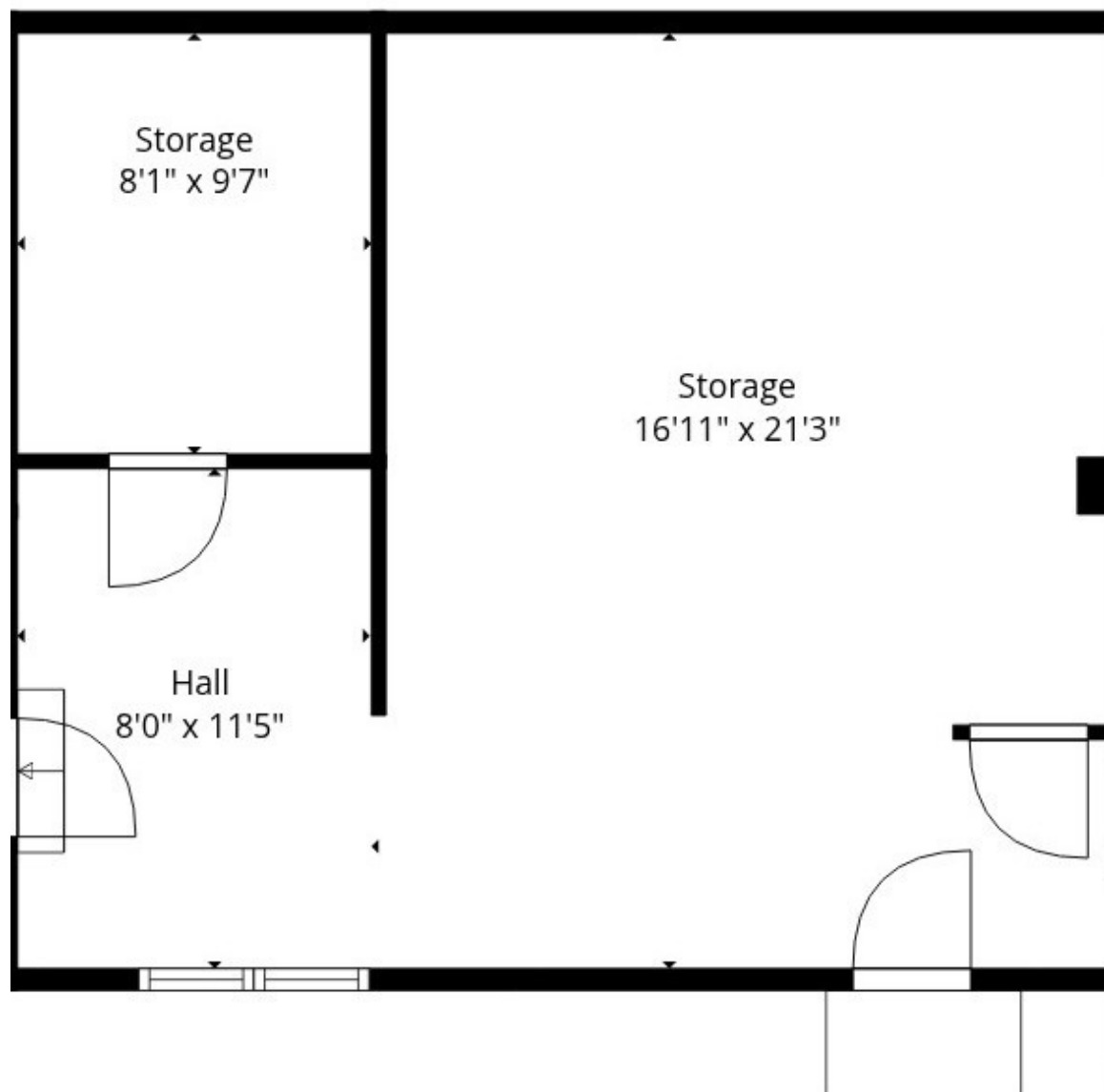


FIRST FLOOR OFFICE POTENTIAL RENT:
\$2,700/mo

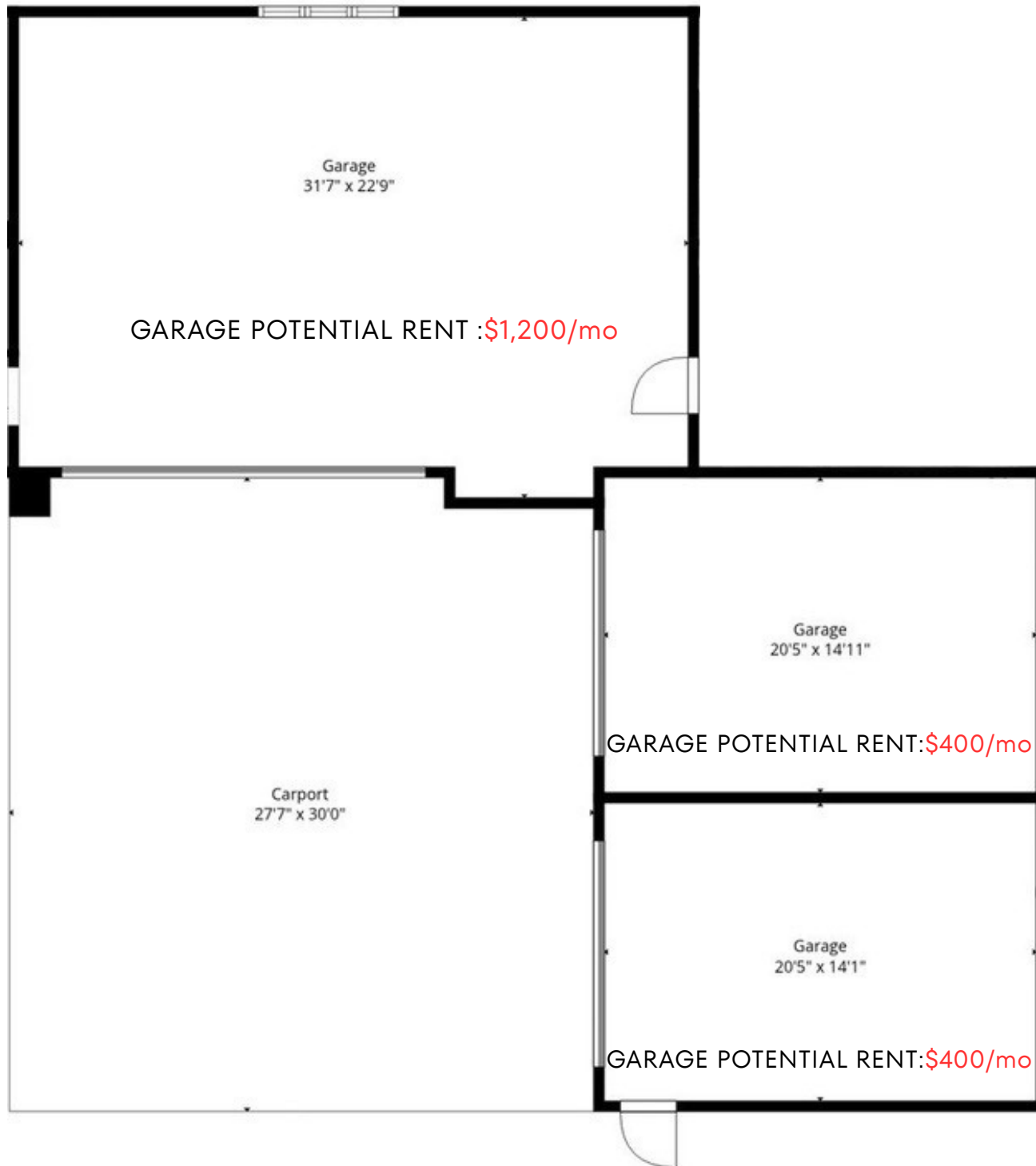


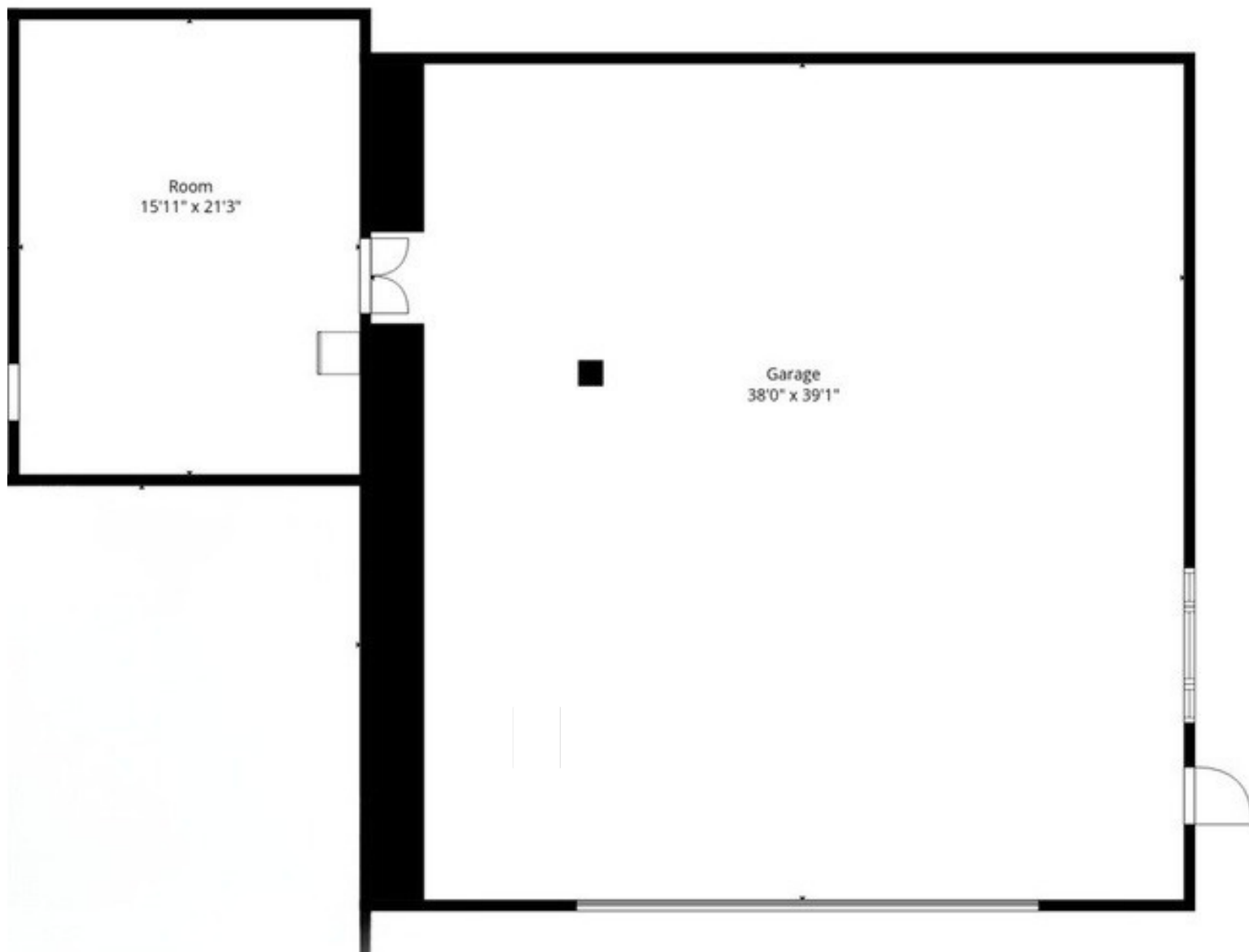
SECOND FLOOR OFFICE POTENTIAL RENT:

\$2,500/mo



STORAGE SPACE POTENTIAL RENT:
\$1,200/mo





OFFICE + WORKSHOP
RENTED:
\$4,000/mo



FLOOR PLANS COMBINED:
152 RAILROAD ST