

CHRISTOPHER NICHOLSON LICENSED REAL ESTATE BROKER

(GENESIS) Tel: 631.436.3747 Fax: 631.813.4637

8 OCEAN AVE. Ste.1, Bay Shore, New York 11706

chris@genesisrea.com www.genesisrealestateadvisors.com

396-410 CONKLIN AVENUE, FARMINGDALE



PRICE: \$3,650,000

DETAILS

- 12,500 sq. ft.GLA
- 10,000 SQ FT VACANT
- (10,000 SQ FT BASEMENT FINISHED)
- Lease INCOME: \$40,000 (APPROX.)
- EXPENSES: \$90,000
- Full Finished Basement
- · High Traffic area
- · Adjacent to Municipal Parking Lot
- Population:1 mile: 20,0003 mile: 110,000

Area Co-Tenants:

300+ Apartments, Train Station, Nutty Irishman, Croxley Ale House, CVS, Chase Bank, Attorneys, CPAs, Library Café



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FOR SALE

