

AVAILABLE FOR SALE

GREINER-MALTZ
REAL ESTATE

PRIME INVESTMENT OPPORTUNITY IN THE HEART OF AMITYVILLE 15,195 SF LOT WITH GROWTH POTENTIAL!

193-199 Broadway, Amityville, NY 11701



PROPERTY DESCRIPTION

This rare commercial portfolio features two buildings at 193 & 195–199 Broadway on a 15,195 SF lot with 8,200 SF built-out space and rear parking. Tenants include long-term medical and insurance professionals, some leased through 2036, providing stable income. Located just minutes from hospitals, Long Island Railroad, major highways, eateries, banks, and municipal parking, everything your tenants need.

Growth Potential & Immediate Income!

Both buildings offer an “as-of-right” opportunity to add two apartments per building on the second floor or expand office space (verify with Amityville building department). Properties like this, with secured income and development upside, rarely hit the market. Act fast!

PROPERTY HIGHLIGHTS

- **Prime Location** – Near hospitals, LIRR, highways, dining, banks & parking.
- **Secure Income** – Long-term medical & insurance tenants, leases to 2036.
- **Two-Bldg. Portfolio** – 193 & 195–199 Bway on 15,195SF lot, 8,200SF built.
- **On-Site Parking** – Rear parking for tenants & visitors.
- **Exp. Pot.** – Add 2 apts./bldg. or expand ofc. space (verify w/ bldg dept.).

CONTACT EXCLUSIVE AGENT

EITAN HAKAMI

Associate Real Estate Broker
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JONATHAN ROTHSTEIN

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OFFERING SUMMARY

Sale Price:	Call for Details
Taxes:	\$58,989/yr
Property Size:	Approx. 15,195 SF
Building Size:	Approx. 8,000 SF
Buildings:	2 Adjacent Bldg
Stories:	1
Year Built:	1965
Parking:	Rear

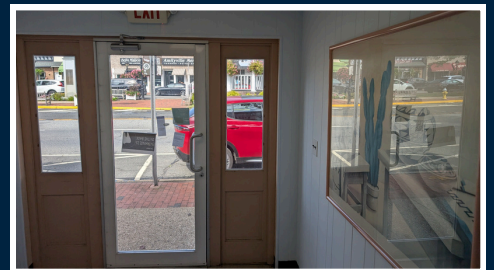
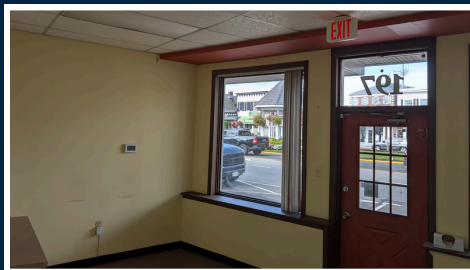
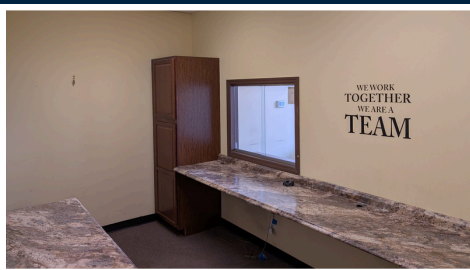
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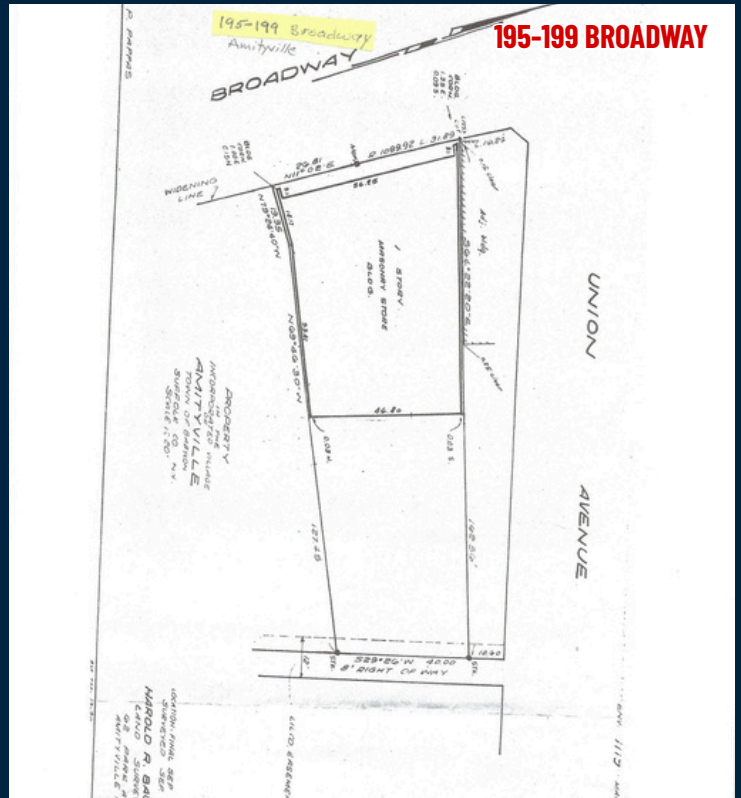
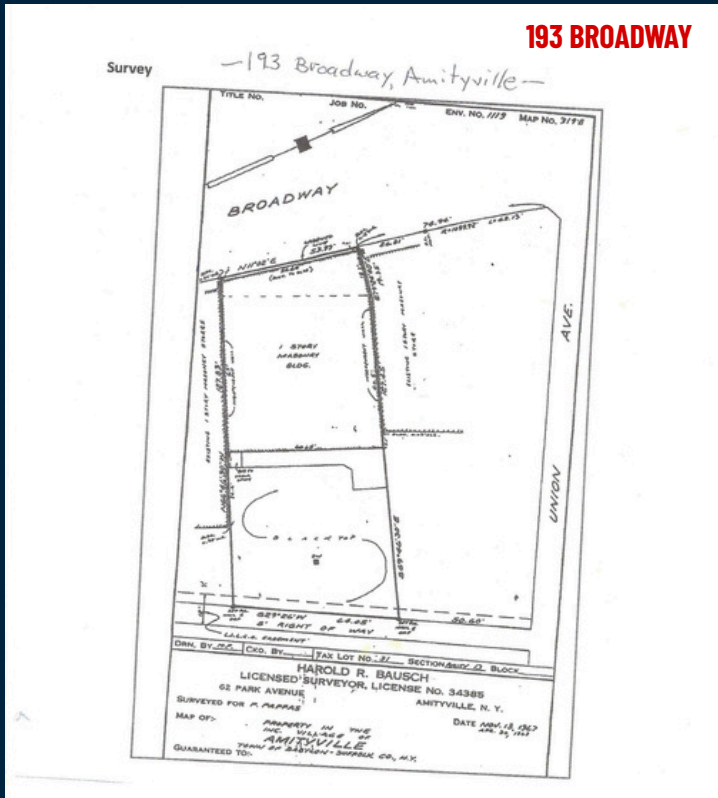
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| CREATING OPPORTUNITIES TOGETHER

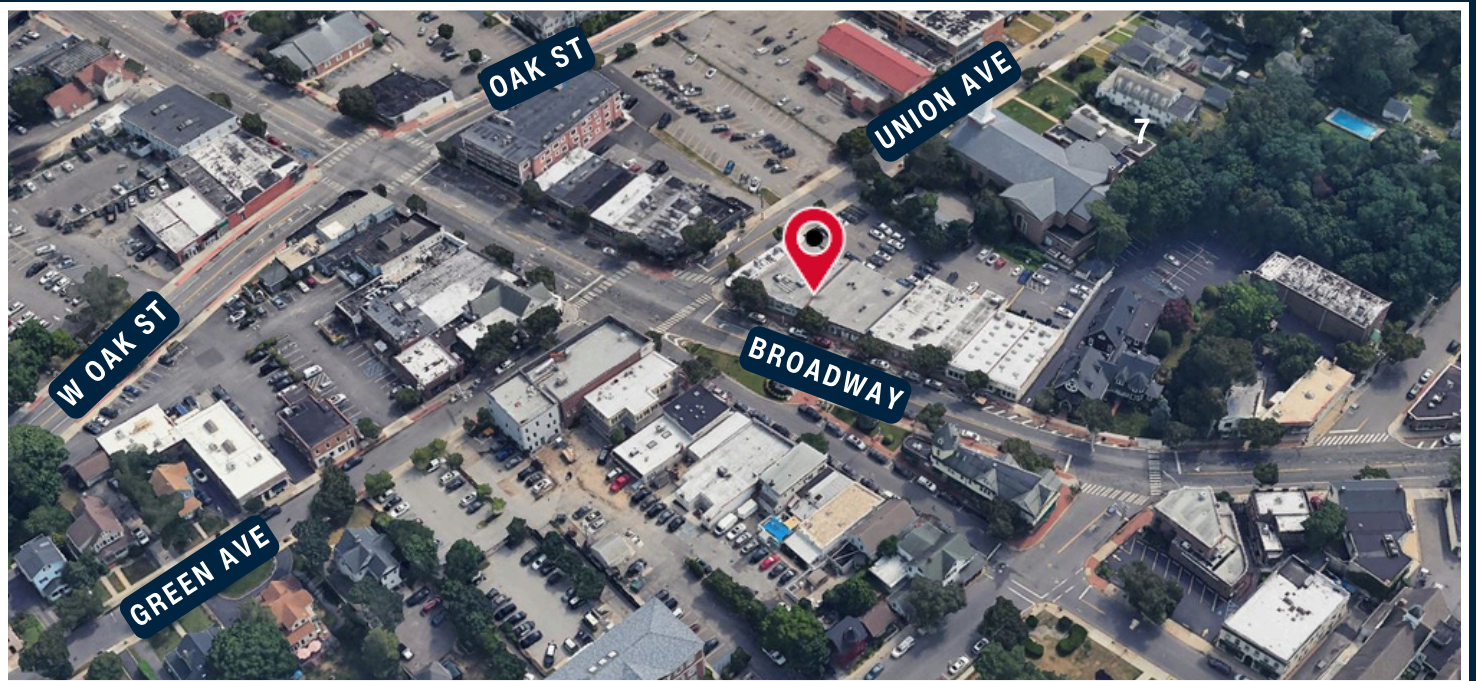
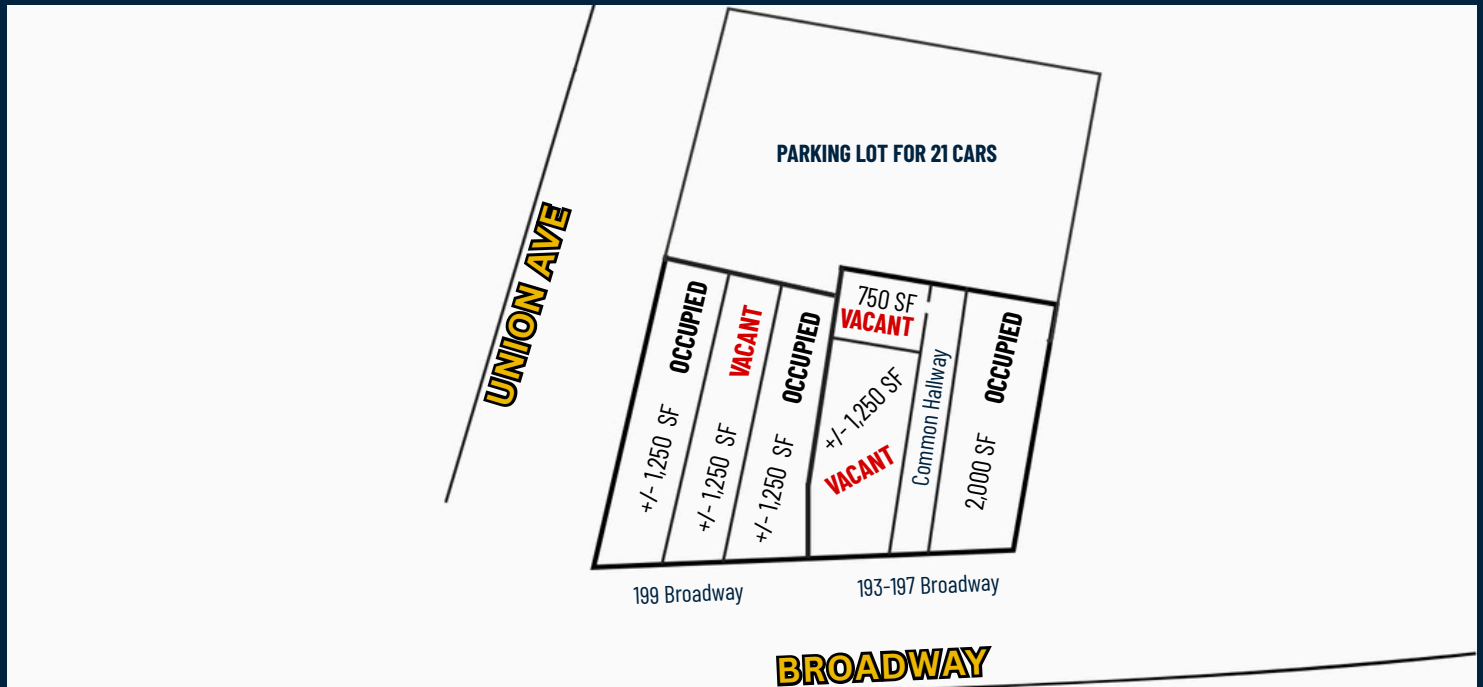
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