

OFFERING MEMORANDUM

13-19 Post Place, Babylon NY 11702
Babylon Marina

FOR SALE

Price Reduction \$5,750,000.00

Island Associates Real Estate, Inc.

www.islandassociates.com

EXECUTIVE SUMMARY

13-19 Post Place, Babylon NY 11702
Babylon Marina

Sale Price \$5,750,000

3 Parcels Totaling +/- 2 Acres

Prime Waterfront Development Opportunity

Discover a rare chance to own waterfront land with potential for a **20-unit luxury waterfront condominium project**. Perfectly positioned on the water, this property combines immediate income potential with long-term development upside. Investors and developers alike will appreciate the seamless path to construction, stunning water views, and high-demand residential market.

Previously zoned 20-unit Waterfront condominium development and can be resurrected with the village of Babylon.

All information not included to be upon request and verification of potential purchaser before release.

Exclusively represented by:

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631-793-1900 (Mobile)
Richie@IslandAssociates.com

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Island Associates Real Estate, Inc.

Condominium Plan Proposal

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REV	DATE	CR.	DESCRIPTION
REVISIONS			
Map of Outboard Barn			
Situafol at, Inc. Village of Babylon Town of Babylon, Suffolk County, New York District 102 Section 19 Block 3 L on 18, 19, 23, 24, 25.3			
J.R. HOLZMACHER P.E., LLC			
 The Third Generation of Excellence In Water Supply, Water Resources, Coastal Environmental Engineering			
3555 Business Memorial Highway, Suite A, Ronkonkoma, NY 11779 PHONE: (616) 214-2220 FAX: (616) 214-2211 EMAIL: jr@holzmacher.com			



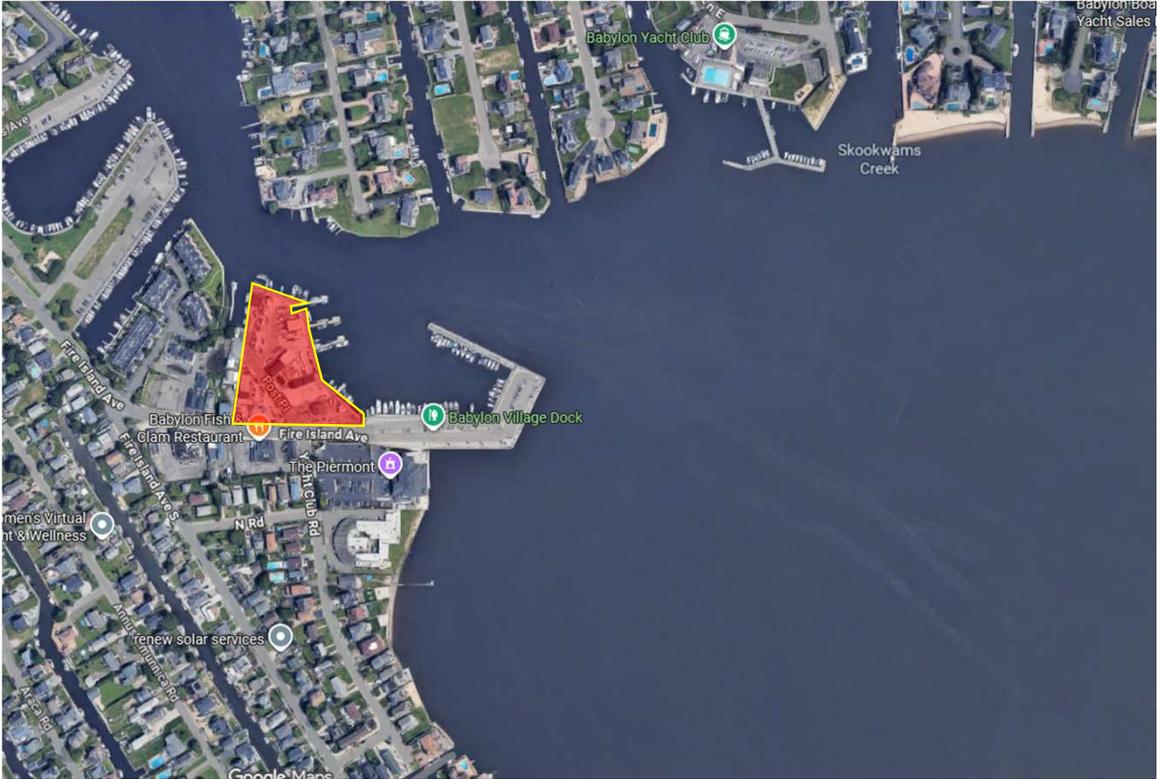
PROPERTY PHOTOS

13-19 Post Place, Babylon NY 11702
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AERIAL VIEW OF PROPERTY

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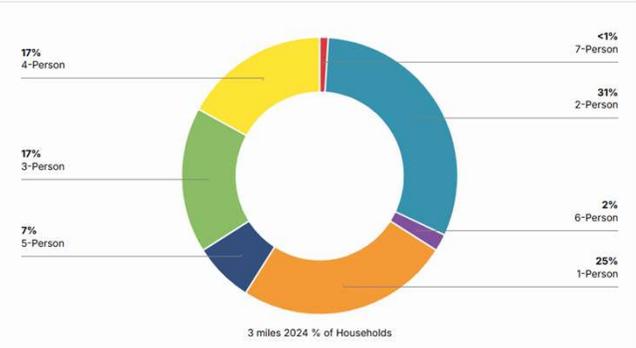
AREA DEMOGRAPHICS

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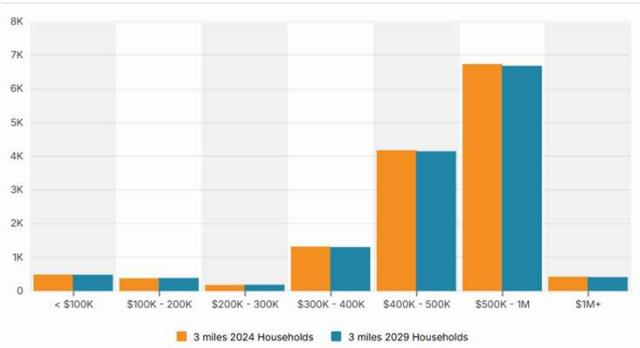


Demographics	1 Mile	3 Miles	5 Miles
Total Population	7,252	74,982	211,381
Average HH Income	\$168,016	\$148,463	\$138,315

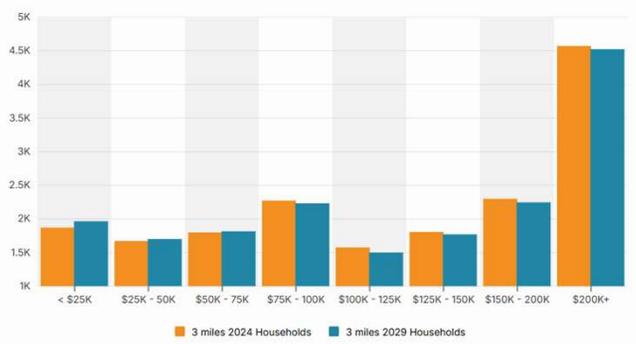
Household Size



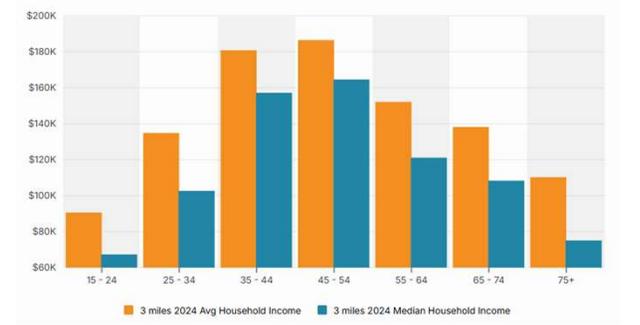
Home Values



Household Income

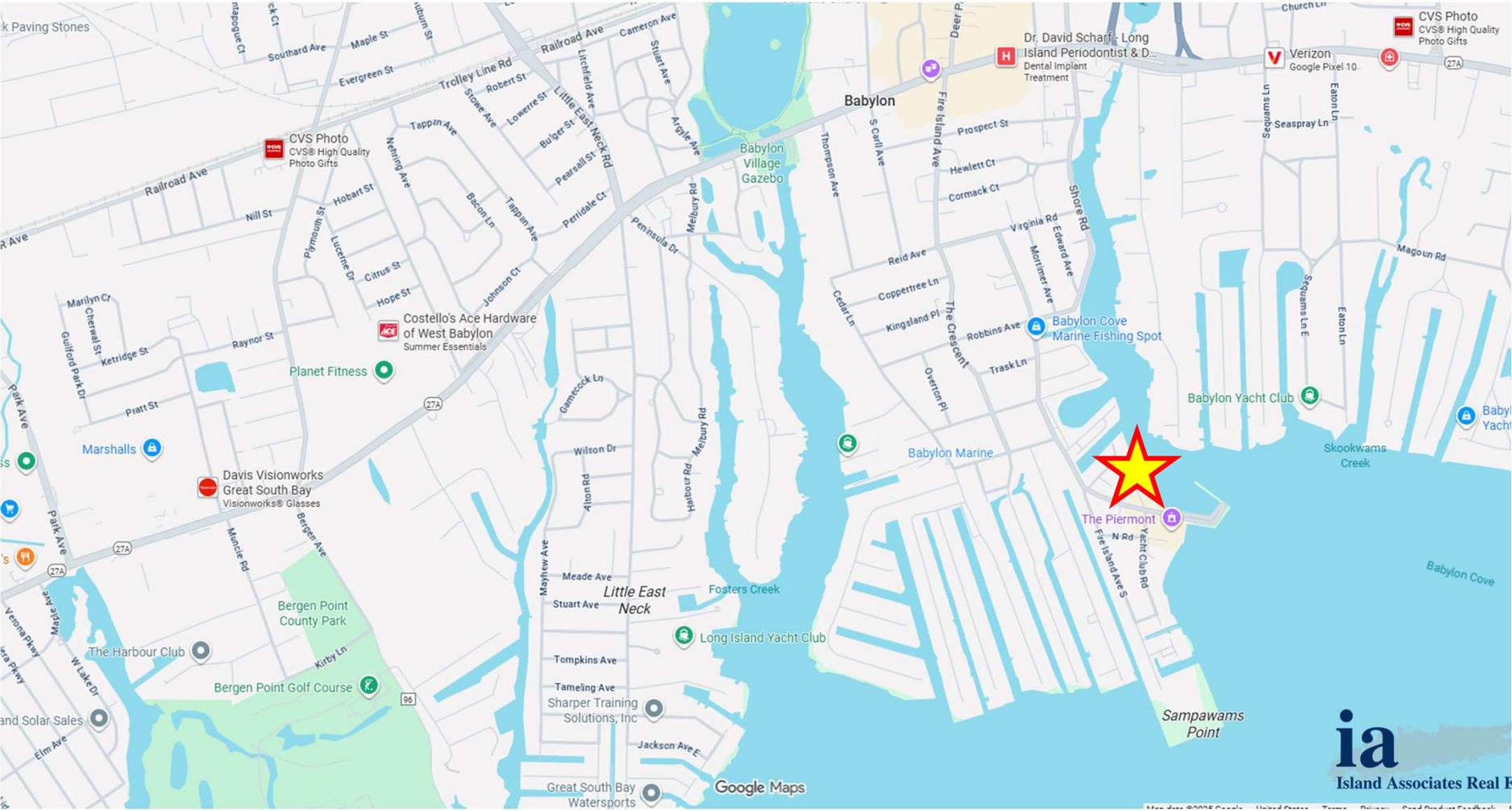


Household Income By Age



AERIAL MAP VIEW

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