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317 Union Avenue, Holbrook, New York 11741

MLS#: **851006**
Status: **Active**

Prop Type: **Commercial Sale**
Sub Type: **Business**

Price: **\$719,000**
DOM: **235**



City/Township: **Brookhaven** County: **Suffolk County**
Post Offc/Town: **Holbrook**
Yr Built: **1960** Stories in Bldg:
Property Cond: Sqft Total: **1,868 Other**
Building Name: Acre(s): **0.17**
Waterfront: **No** Lot Size SqFt: **7,405**
Business Type: **Barber/Beauty, Professional/Office, Retail** Business Name:
Cross Street: **Patchogue Holbrook Road**

Public Remarks

Don't miss this rare chance to own a high-visibility commercial property in the heart of Holbrook. Featuring two street-level storefronts, this versatile space offers excellent exposure for any business. One unit is already tenant-occupied and generating income, providing an immediate return on your investment. With plenty of potential for retail, office, or service-based businesses, this property is ideal for owner-occupants or investors looking to expand their portfolio. Surrounded by established businesses and local traffic, this location is perfect for maximizing visibility.

Improvement Remarks

Community/Association

Property/Tax/Legal

Tax ID#: **0200-764-00-03-00-022-000**
Permitted Uses:
Property Atchd: **No**

Taxes Annual: **\$9,479.49**
Assessed Value: **\$2,600**

Tax Year: **2024**
Tax Source:
of Lots:

Agent/Broker Info

List Office: **Signature Premier Properties (SPH13)**
Office Phone: **631-585-8400**
Co List Off: **Signature Premier Properties (SPH13)**
Co List Off Ph: **631-585-8400**

List Agent: **Lawrence McKenna (158175)**
Contact #: **516-635-2174**
LA Email: **lmckenna@signaturepremier.com**
Co List Agt: **Melissa C. Aronow (221806)**
Co LA Cont #: **631-766-5893**
LA Email: **maronow@signaturepremier.com**

Showing

Showing Rqmts: **Appointment Only, Call Listing Agent** Showing Contact Ph: **516-635-2174**
Showing Instructions: **Make appointments via showingtime link or call listing agent. Agent will meet you there.** Showing Contact 2 Ph: **631-766-5893**
Directions: **LIE to Exit 61 head South. Make a right on Union Ave and the property is on the right**

Listing/Contract Info

Seller to Consider Concession: **No**
List Date: **04/21/2025** CDOM: **235**
On Market Date: **04/21/2025**
Listing Agreement: **Exclusive Right To Sell**
Special Listing Conditions: **None**

Concession Amount Considered: **\$0**
Owner Name: **BRUNOS REALTY INC**
Expiration Date: **04/22/2026**
Orig List Price: **\$949,000**

Negot Thru: **Listing Agent**

\$/SqFt: **\$384.90**

Agent Only Remarks: **EMAIL lmckenna@signaturepremier.com and maronow@signaturepremier.com with offers and questions. All showings through SHOWINGTIME. All info must be verified by buyers agent, listing agent not responsible for errors. Offers must be accompanied by pre-approval/proof of funds. Seller requires buyers to be pre-approved to schedule private showing.**

The information has been provided by the Seller and has not been verified by the Broker. Information is deemed reliable but not guaranteed.

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