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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	Stories in Bldg:	
Yr Built:	1960	Sqft Total:	1,868 Other
Property Cond:		Acre(s):	0.17
Building Name:		Lot Size SqFt:	7,405
Waterfront:	No	Business Name:	
Business Type:	Barber/Beauty, Professional/Office, Retail		
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	Taxes Annual:	\$9,479.49	Tax Year:	2024
Permitted Uses:		Assessed Value:	\$2,600	Tax Source:	
Property Atchd:	No			# of Lots:	

Agent/Broker Info

List Office:	Signature Premier Properties (SPH13)	List Agent:	Lawrence McKenna (158175)
Office Phone:	631-585-8400	Contact #:	516-635-2174
Co List Off:	Signature Premier Properties (SPH13)	LA Email:	Imckenna@signaturepremier.com
Co List Off Ph:	631-585-8400	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	Concession Amount Considered:	\$0	Negot Thru:	Listing Agent
List Date:	04/21/2025	Owner Name:	BRUNOS REALTY INC		
CDOM:	235	Expiration Date:	04/22/2026		
On Market Date:	04/21/2025	Orig List Price:	\$949,000	\$/SqFt:	\$384.90

Listing Agreement: **Exclusive Right To Sell**

Special Listing Conditions: **None**

Agent Only Remarks: **EMAIL [Imckenna@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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