



Douglas Elliman

Commercial

791 MAIN ST

FARMINGDALE, 11735 NY



Freestanding Property with Over 60 Parking Spots, For Lease.

\$ 15,000.00 Based Real Estate Tax Included

Perfectly located in the heart of the Nassau - Suffolk Corridor. The building size is 5,589 SF., located on a 29,316 SF. lot size. It was recently used by an Insurance Company as an office and previously a restaurant business. Featuring a waiting room with restrooms, multiple office spaces with 3 entrances (front, side and back), an open shared space, kitchen and 2 multi unit bathrooms. There is a private office on the second floor for management use and etc. Ideal property for any sort of Business.

Offers a huge 60+ car parking lot located between RT's 110 & 109 on busy Main Street 20,744 daily vehicle count. On an intersection of two main roads, heavily travelled Main Street provides plenty of foot and car traffic which is great for any kind of business. Close to public transport, highways, schools and airport.

ROZITA SOOMEKH

Licensed Real Estate Broker

Rozita.Soomekh@elliman.com

516.205.2279



DENNIS GANDLEY

Licensed Real Estate Agent

Dennis.Gandley@elliman.com

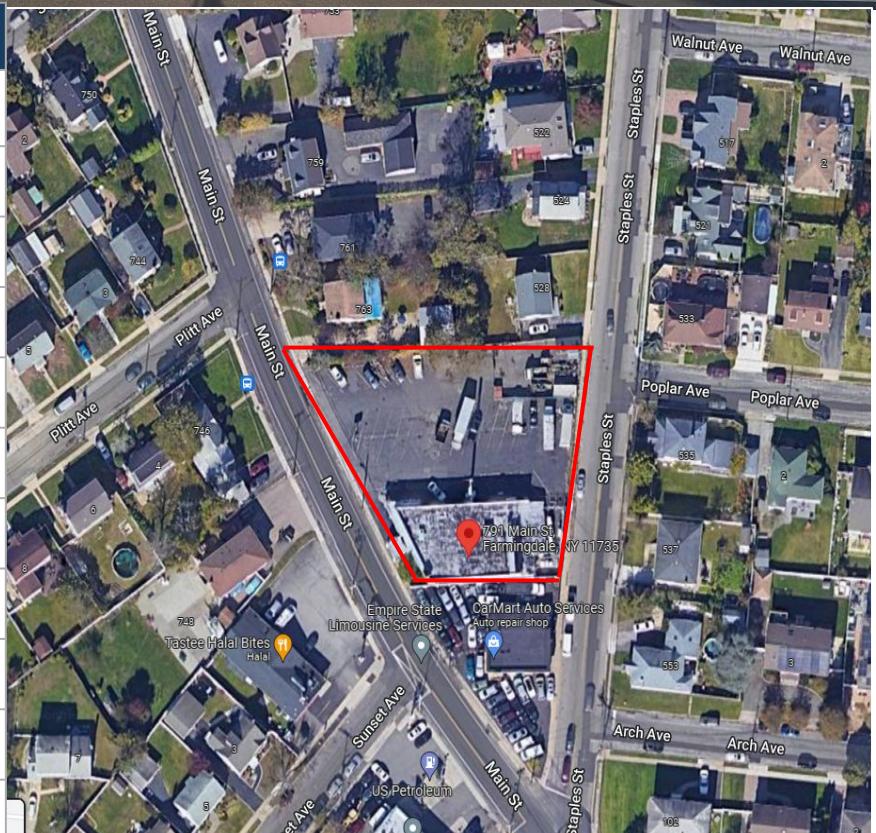
631.219.7551





OFFERING SUMMARY

RENTAL PRICE	\$15,000.00
BUILDING SIZE	5,589 SF
BLOCK	157
LOT	26,27,104,105,109
LOT SIZE	0.67 AC
REAL ESTATE TAX	INCLUDED WITH RENTAL
YEAR BUILT	1953
ZONING	GENERAL BUSINESS
PARKING	OVER 60 VEHICLES
CONSTRUCTION	MASONRY
EXTERIOR WALLS	CONCRETE BLOCK



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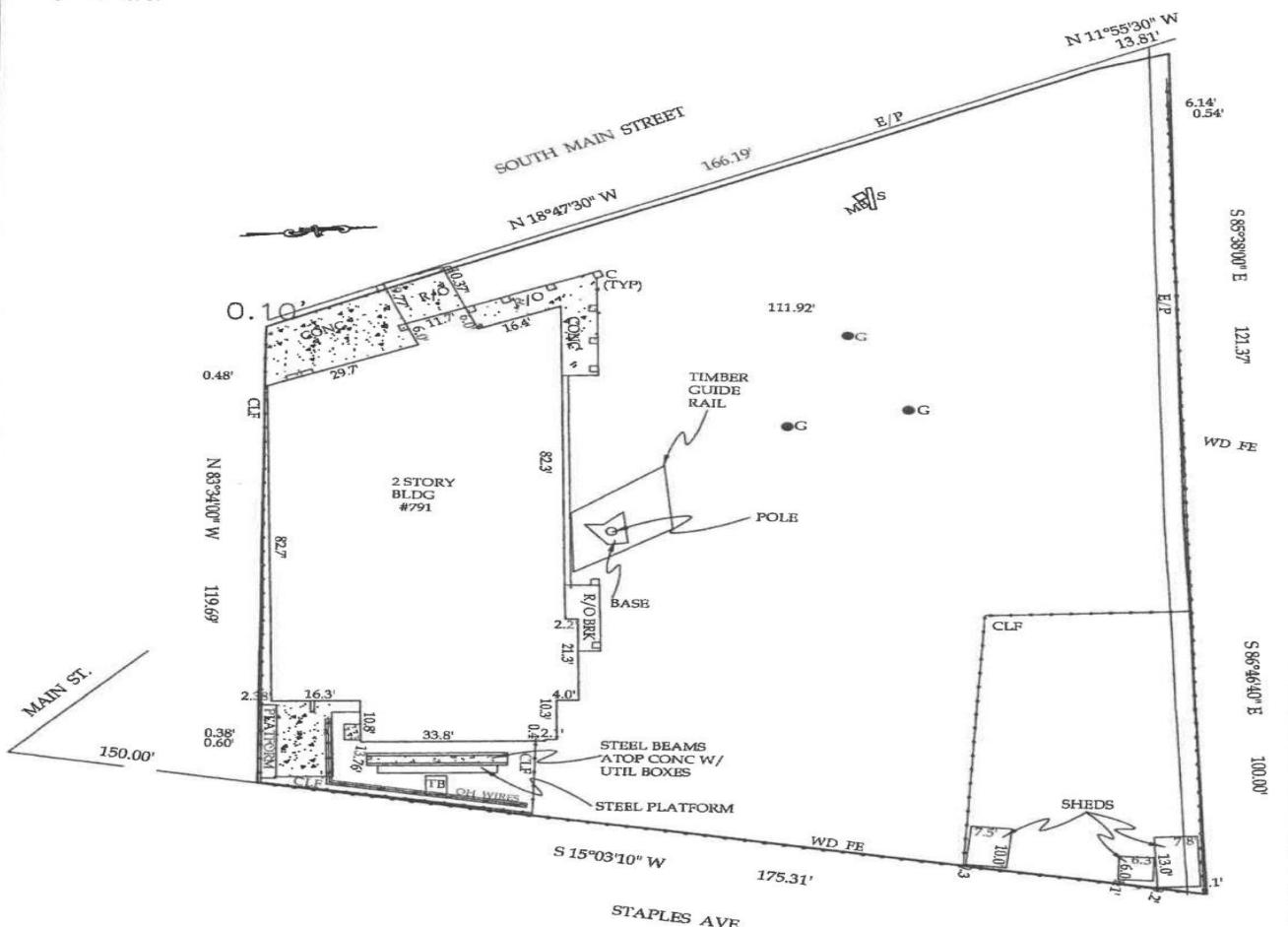




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JOB #21-137-N



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TO THIS SURVEY IS A VIOLATION OF
SECTION 7209 OF THE NEW YORK STATE
EDUCATION LAW

COPIES OF THIS SURVEY MAP NOT BEARING
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EMBOSSED SEAL SHALL NOT BE CONSIDERED
TO BE VALID TRUE COPY

THE OFFSETS OR DIMENSIONS SHOWN
HEREON FROM THE STRUCTURES TO
THE PROPERTY LINES ARE FOR A SPECIFIC
PURPOSE AND USE, AND THEREFORE ARE
NOT INTENDED TO GUIDE THE ERECTION
OF FENCES, RETAINING WALLS, POOLS,
PATIOS, PLANTING AREAS, ADDITIONS TO ANY
BUILDINGS OR ANY OTHER CONSTRUCTION

ALL STRUCTURES, EASEMENTS,
OR UNDERGROUND UTILITIES
NOT SHOWN ARE NOT GUARANTEED

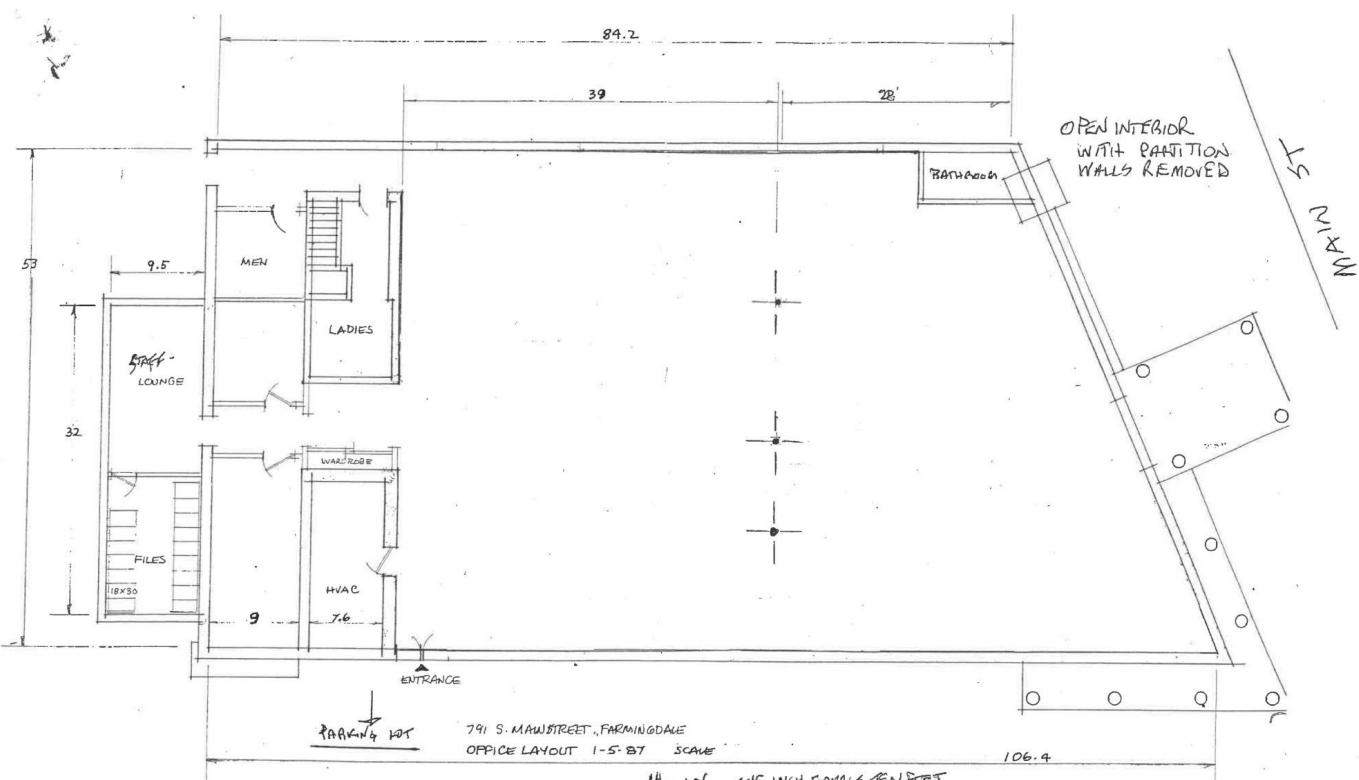
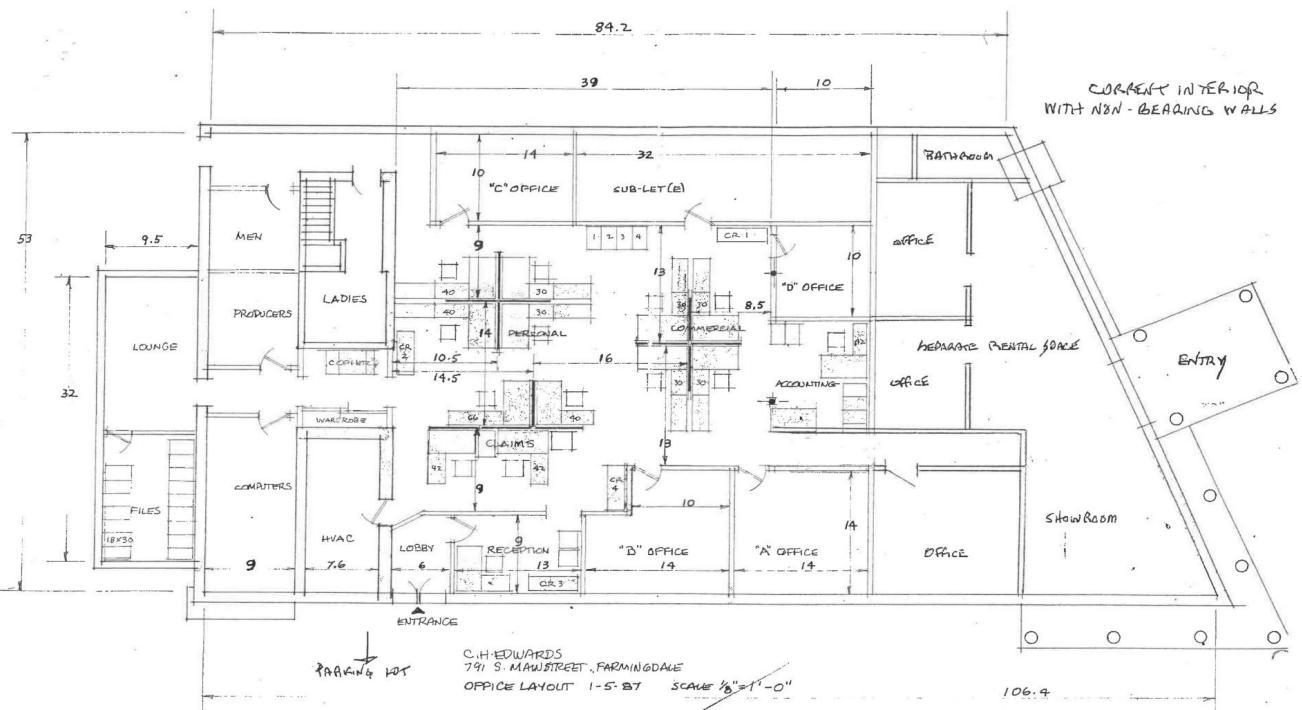
GUARANTEES INDICATED HEREON SHALL RUN
ON TO THE PERSON FOR WHOM THE SURVEY
IS PREPARED, AND TO THE LENDER, TITLE
COMPANY, GOVERNMENTAL AGENCY AND
LENING INSTITUTION LISTED HEREON, AND
TO THE SUCCESSOR OF THE LENDING INSTITUTION.
GUARANTEES ARE NOT TRANSFERABLE
TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT
OWNERS

SURVEY OF LOTS 4,5,6,8 & 9
MAP OF
PROPERTY AT FARMINGDALE
FILED: MAR. 1, 1928 #918
LOCATED AT FARMINGDALE
TOWN OF OYSTER BAY
NASSAU COUNTY, NY
N.C.T.M. 49-157-26,27,104,105 & 109
VERIFIED TO:
STEVE VISCO



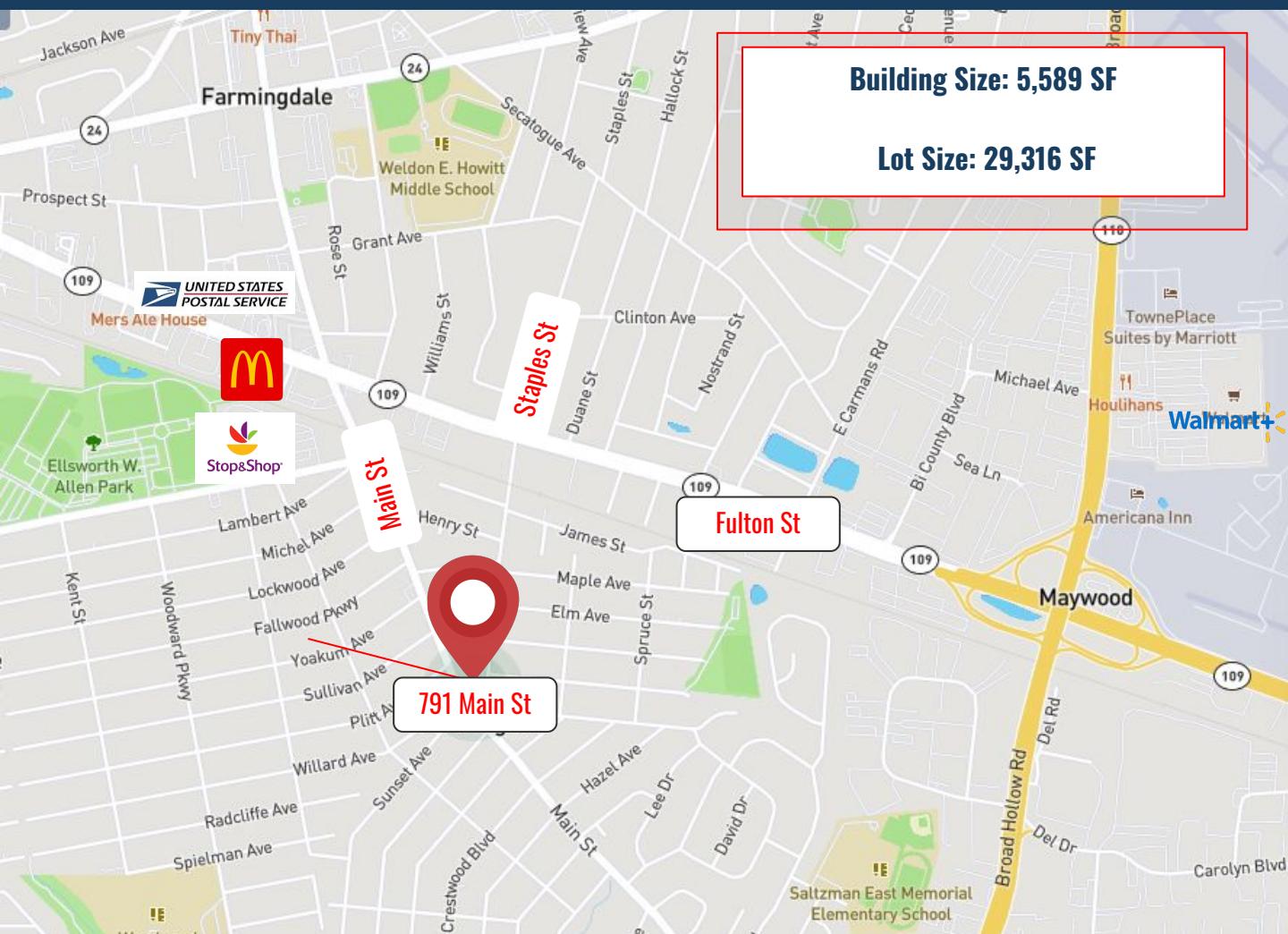
PREPARED BY:
DONALD L. MALM, JR.

LAND SURVEYOR
61 NASSAU AVE
ISLIP, NY 11751
631-581-0003
SCALE: 1" = 30'
DATE: MAY 10, 2021



MAP AND POPULATION

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Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	1,942	6,708	19,243
Average Age	48.5	46.8	45.3
Average Age (Male)	50.7	46.8	44.5
Average Age (Female)	46.2	46.7	46.1

Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	627	2,337	7,058
# of Persons per HH	3.1	2.9	2.7
Average HH Income	\$145,222	\$136,017	\$130,794
Average House Value	\$511,368	\$463,777	\$443,544

ALL INFORMATION IS NOT GUARANTEED AND MUST BE VERIFIED INDEPENDENTLY