

## 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., locating 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](mailto:Rozita.Soomekh@elliman.com)

**516.205.2279**



#### DENNIS GANDLEY

Licensed Real Estate Agent

[Dennis.Gandley@elliman.com](mailto:Dennis.Gandley@elliman.com)

**631.219.7551**







#### OFFERING SUMMARY

RENTAL PRICE	<b>\$15,000.00</b>
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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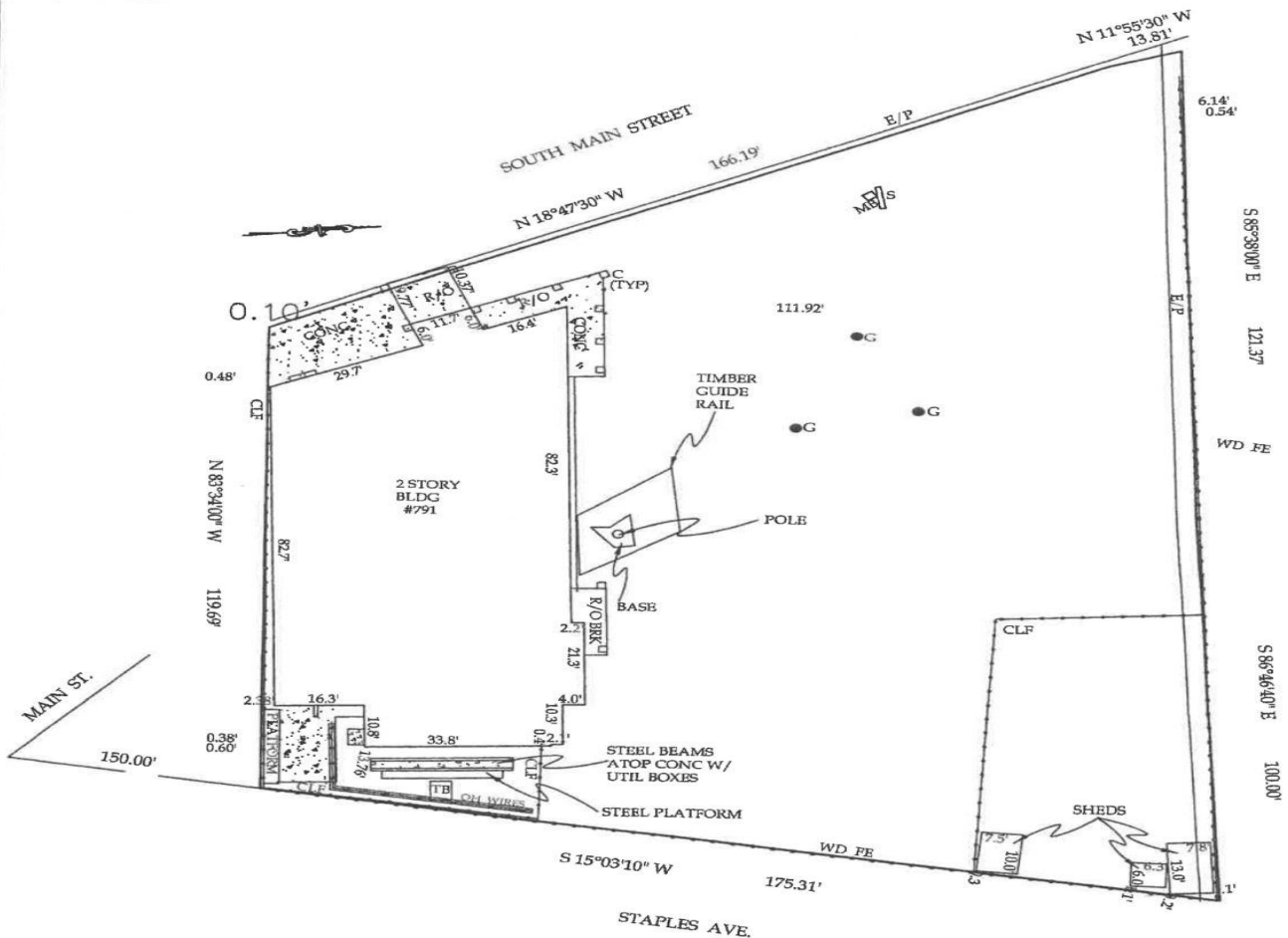








JOB #21-137-N



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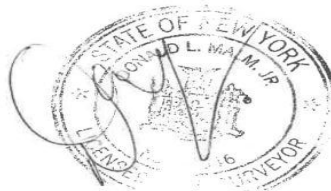
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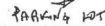
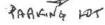
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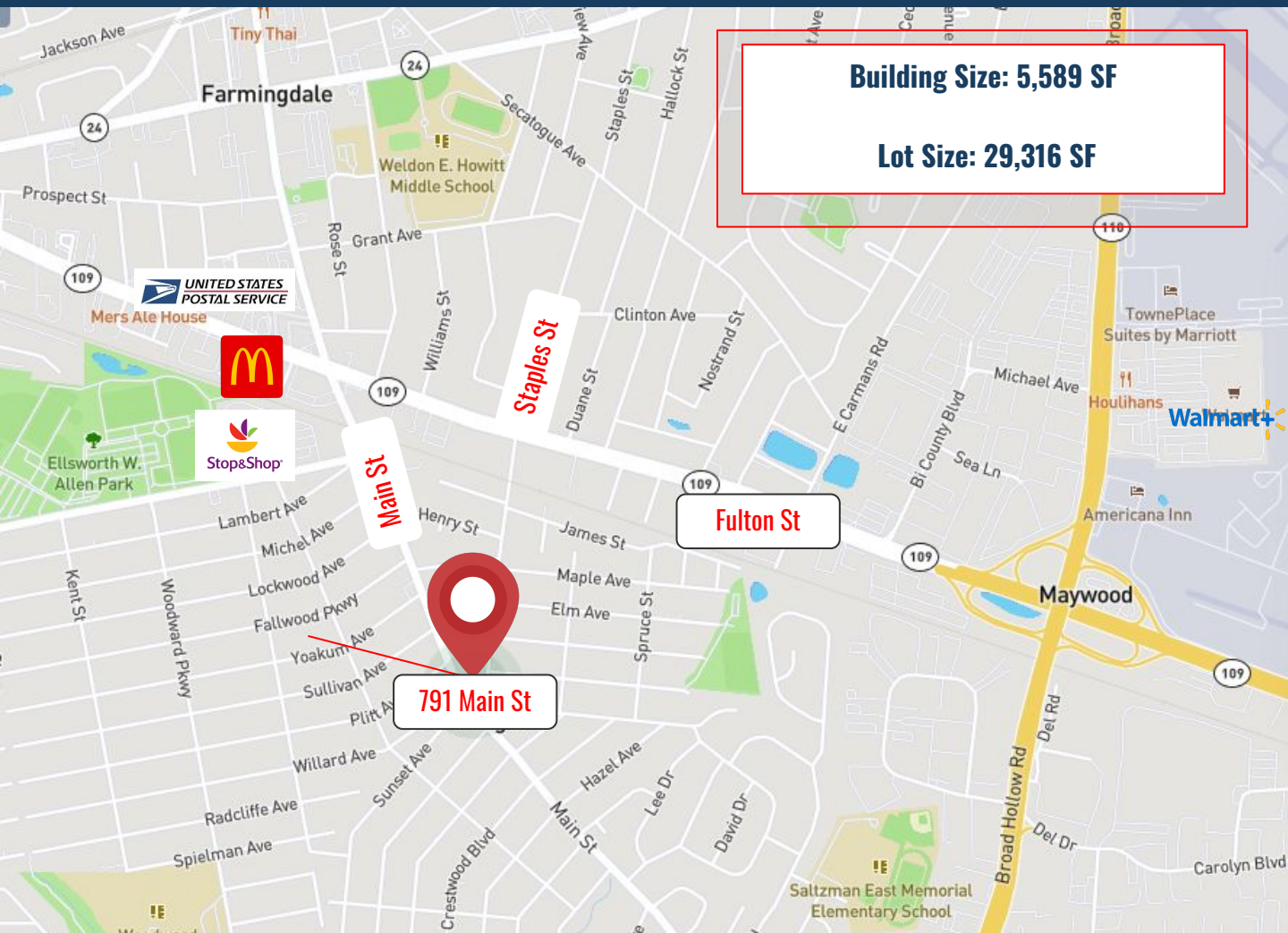
SURVEY OF LOTS 4,5,6,8 & 9  
MAP OF  
PROPERTY AT FARMINGDALE  
FILED: MAR. 1, 1928 #918  
LOCATED AT FARMINGDALE  
TOWN OF OYSTER BAY  
NASSAU COUNTY, NY  
N.C.T.M.: 49-157-26,27,104,105 & 109  
CERTIFIED TO:  
STEVE VISCO



PREPARED BY:  
**DONALD L. MALM, JR**  
LAND SURVEYOR  
61 NASSAU AVE  
ISLIP, NY 11751  
631-581-0003  
SCALE: 1" = 30'  
DATE: MAY 10, 2021







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**