

Property For Sale

# 26-32 Bond Street Westbury NY 11590

26-32 Bond Street Westbury, NY 11590



For More Information:

**Ben Indiviglia**

Licensed Real Estate Salesperson  
Douglas Elliman Commercial - Long Island  
516.353.6549  
ben.indiviglia@elliman.com

 **Douglas Elliman**  
Commercial

[WWW.ELLMANCOMMERCIAL.COM](http://WWW.ELLMANCOMMERCIAL.COM)

THE PROPERTY CONTAINED WITHIN THIS DOCUMENT IS BEING EXCLUSIVELY REPRESENTED BY DOUGLAS ELLIMAN REAL ESTATE COMMERCIAL DIVISION, 650 SMITHTOWN BYPASS STE. 117 SMITHTOWN, NY 11787 631 858-2405 © 2023 DOUGLAS ELLIMAN COMMERCIAL OF LI, L.L.C. ALL MATERIAL PRESENTED HEREIN IS INTENDED FOR INFORMATION PURPOSES ONLY. WHILE THIS INFORMATION IS BELIEVED TO BE CORRECT, IT IS REPRESENTED SUBJECT TO ERRORS, OMISSIONS, CHANGES OR WITHDRAWAL WITHOUT NOTICE. ALL PROPERTY INFORMATION, INCLUDING, BUT NOT LIMITED TO SQUARE FOOTAGE, ROOM COUNT, ZONING IN THE LISTING SHOULD BE VERIFIED BY YOUR OWN ATTORNEY, ARCHITECT OR ZONING EXPERT. IF YOUR PROPERTY IS CURRENTLY LISTED WITH ANOTHER REAL ESTATE BROKER, PLEASE DISREGARD THIS OFFER. IT IS NOT OUR INTENTION TO SOLICIT THE OFFERINGS OF OTHER REAL ESTATE BROKERS. WE COOPERATE WITH THEM FULLY. EQUAL HOUSING OPPORTUNITY.



# Office Property For Sale

## 26-32 Bond Street Westbury, NY 11590



### Offering Summary

<b>Sale Price:</b>	\$3,500,000
<b>Building Size:</b>	5,400 SF
<b>Available SF:</b>	
<b>Lot Size:</b>	0.38 Acres
<b>Number of Units:</b>	1
<b>Price / SF:</b>	\$648.15
<b>Year Built:</b>	1955
<b>Renovated:</b>	2022
<b>Zoning:</b>	Industrial

### Property Overview

This fully renovated office/industrial property is ideal for an owner user or investor looking to maximize lease revenue by separating the lots for lease or developing the lots further. An owner/user may take advantage of having their office and yard at the same location with parking for everyone and proximity to the LIE without the added expense of a buildout. With 5400 square foot office space with private offices, an open bullpen area, and 2nd floor loft space with separate entrances so it can be split into 2 units, the possibilities and layouts are interchangeable. The yard space provides ease for an owner or additional income for an investor. Close proximity to the LIE makes it all come together for the trades and right off the Wantagh Parkway for ease of employees and clients alike. On-site parking, yard storage, and additional street parking available. Taxes for all lots \$42,712.89

### Property Highlights

- 4 Lots For Parking, Trucks, Equipment
- 2 Parking Lots for Cars
- 2 Conference Rooms

For More Information:

**Ben Indiviglia**

Licensed Real Estate Salesperson  
 Douglas Elliman Commercial - Long Island  
 516.353.6549  
 ben.indiviglia@elliman.com



[WWW.ELLIMANCOMMERCIAL.COM](http://WWW.ELLIMANCOMMERCIAL.COM)

THE PROPERTY CONTAINED WITHIN THIS DOCUMENT IS BEING EXCLUSIVELY REPRESENTED BY DOUGLAS ELLIMAN REAL ESTATE COMMERCIAL DIVISION, 550 SMITHTOWN BYPASS STE. 117 SMITHTOWN, NY 11787 631.858.2405 © 2023 DOUGLAS ELLIMAN COMMERCIAL OF LI, LLC. ALL MATERIAL PRESENTED HEREIN IS INTENDED FOR INFORMATION PURPOSES ONLY. WHILE THIS INFORMATION IS BELIEVED TO BE CORRECT, IT IS REPRESENTED SUBJECT TO ERRORS, OMISSIONS, CHANGES OR WITHDRAWAL WITHOUT NOTICE. ALL PROPERTY INFORMATION, INCLUDING, BUT NOT LIMITED TO SQUARE FOOTAGE, ROOM COUNT, ZONING IN THE LISTING SHOULD BE VERIFIED BY YOUR OWN ATTORNEY, ARCHITECT OR ZONING EXPERT. IF YOUR PROPERTY IS CURRENTLY LISTED WITH ANOTHER REAL ESTATE BROKER, PLEASE DISREGARD THIS OFFER. IT IS NOT OUR INTENTION TO SOLICIT THE OFFERINGS OF OTHER REAL ESTATE BROKERS. WE COOPERATE WITH THEM FULLY. EQUAL HOUSING OPPORTUNITY.



# Office Property For Sale

26-32 Bond Street Westbury, NY 11590



For More Information:

**Ben Indiviglia**

Licensed Real Estate Salesperson  
Douglas Elliman Commercial - Long Island  
516.353.6549  
ben.indiviglia@elliman.com

 **Douglas Elliman**  
Commercial

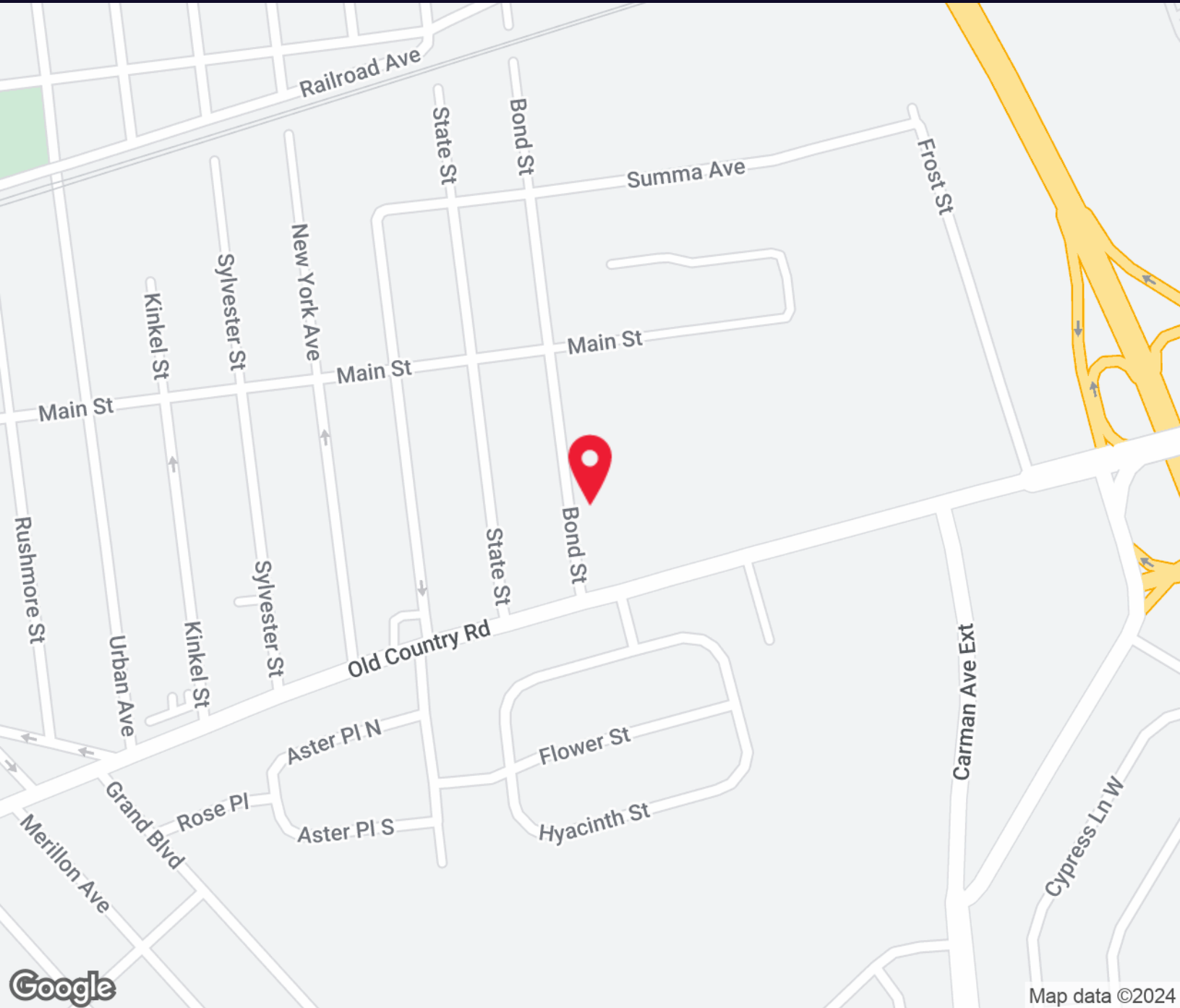
[WWW.ELLIMANCOMMERCIAL.COM](http://WWW.ELLIMANCOMMERCIAL.COM)

THE PROPERTY CONTAINED WITHIN THIS DOCUMENT IS BEING EXCLUSIVELY REPRESENTED BY DOUGLAS ELLIMAN REAL ESTATE COMMERCIAL DIVISION, 550 SMITHTOWN BYPASS STE. 117 SMITH-TOWN, NY 11787 631.858.2405 © 2023 DOUGLAS ELLIMAN COMMERCIAL OF LI, L.L.C. ALL MATERIAL PRESENTED HEREIN IS INTENDED FOR INFORMATION PURPOSES ONLY. WHILE THIS INFORMATION IS BELIEVED TO BE CORRECT, IT IS REPRESENTED SUBJECT TO ERRORS, OMISSIONS, CHANGES OR WITHDRAWAL WITHOUT NOTICE. ALL PROPERTY INFORMATION, INCLUDING, BUT NOT LIMITED TO SQUARE FOOTAGE, ROOM COUNT, ZONING IN THE LISTING SHOULD BE VERIFIED BY YOUR OWN ATTORNEY, ARCHITECT OR ZONING EXPERT. IF YOUR PROPERTY IS CURRENTLY LISTED WITH ANOTHER REAL ESTATE BROKER, PLEASE DISREGARD THIS OFFER. IT IS NOT OUR INTENTION TO SOLICIT THE OFFERINGS OF OTHER REAL ESTATE BROKERS. WE COOPERATE WITH THEM FULLY. EQUAL HOUSING OPPORTUNITY.



# Office Property For Sale

## 26-32 Bond Street Westbury, NY 11590



For More Information:

[Ben Indiviglia](#)

Licensed Real Estate Salesperson  
Douglas Elliman Commercial - Long Island  
516.353.6549  
[ben.indiviglia@elliman.com](mailto:ben.indiviglia@elliman.com)

 **Douglas Elliman**  
Commercial

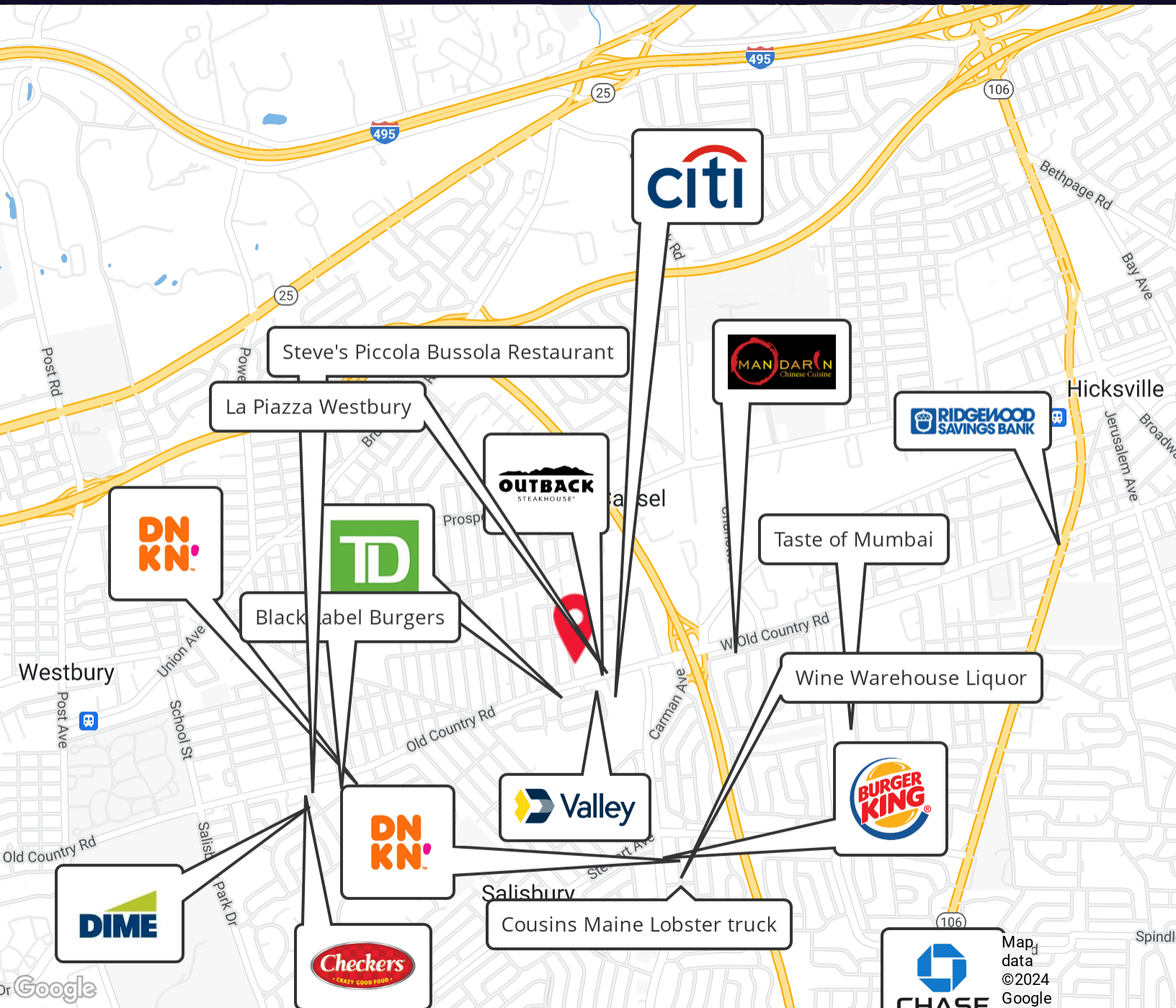
[WWW.ELLIMANCOMMERCIAL.COM](http://WWW.ELLIMANCOMMERCIAL.COM)

THE PROPERTY CONTAINED WITHIN THIS DOCUMENT IS BEING EXCLUSIVELY REPRESENTED BY DOUGLAS ELLIMAN REAL ESTATE COMMERCIAL DIVISION, 550 SMITHTOWN BYPASS STE. 117 SMITHTOWN, NY 11787 631.858.2405 © 2023 DOUGLAS ELLIMAN COMMERCIAL OF LI, LLC. ALL MATERIAL PRESENTED HEREIN IS INTENDED FOR INFORMATION PURPOSES ONLY. WHILE THIS INFORMATION IS BELIEVED TO BE CORRECT, IT IS REPRESENTED SUBJECT TO ERRORS, OMISSIONS, CHANGES OR WITHDRAWAL WITHOUT NOTICE. ALL PROPERTY INFORMATION, INCLUDING, BUT NOT LIMITED TO SQUARE FOOTAGE, ROOM COUNT, ZONING IN THE LISTING SHOULD BE VERIFIED BY YOUR OWN ATTORNEY, ARCHITECT OR ZONING EXPERT. IF YOUR PROPERTY IS CURRENTLY LISTED WITH ANOTHER REAL ESTATE BROKER, PLEASE DISREGARD THIS OFFER. IT IS NOT OUR INTENTION TO SOLICIT THE OFFERINGS OF OTHER REAL ESTATE BROKERS. WE COOPERATE WITH THEM FULLY. EQUAL HOUSING OPPORTUNITY.



# Office Property For Sale

## 26-32 Bond Street Westbury, NY 11590



For More Information:

**Ben Indiviglia**

Licensed Real Estate Salesperson  
Douglas Elliman Commercial - Long Island  
516.353.6549  
ben.indiviglia@elliman.com



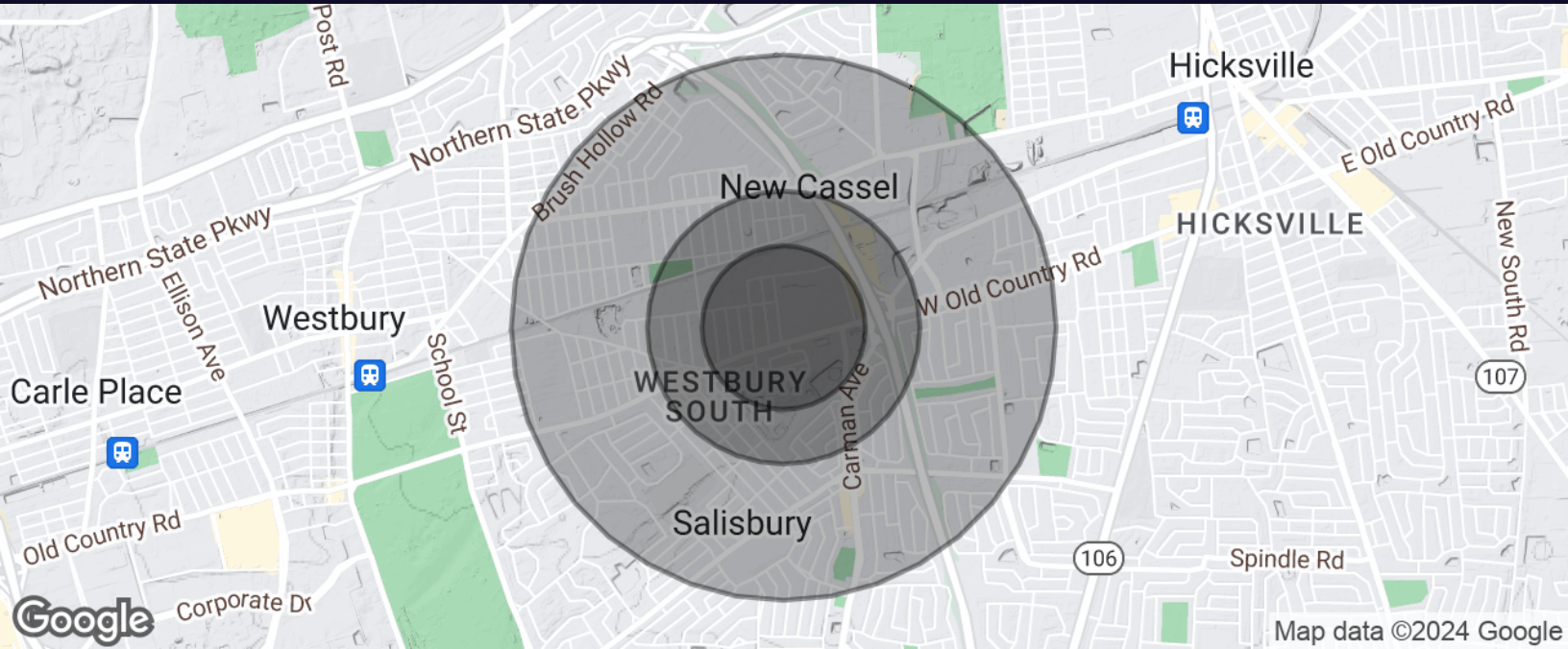
[WWW.ELLIMANCOMMERCIAL.COM](http://WWW.ELLIMANCOMMERCIAL.COM)

THE PROPERTY CONTAINED WITHIN THIS DOCUMENT IS BEING EXCLUSIVELY REPRESENTED BY DOUGLAS ELLIMAN REAL ESTATE COMMERCIAL DIVISION, 550 SMITHTOWN BYPASS STE. 117 SMITHTOWN, NY 11787 631.858.2405 © 2023 DOUGLAS ELLIMAN COMMERCIAL OF LI, L.L.C. ALL MATERIAL PRESENTED HEREIN IS INTENDED FOR INFORMATION PURPOSES ONLY. WHILE THIS INFORMATION IS BELIEVED TO BE CORRECT, IT IS REPRESENTED SUBJECT TO ERRORS, OMISSIONS, CHANGES OR WITHDRAWAL WITHOUT NOTICE. ALL PROPERTY INFORMATION, INCLUDING, BUT NOT LIMITED TO SQUARE FOOTAGE, ROOM COUNT, ZONING IN THE LISTING SHOULD BE VERIFIED BY YOUR OWN ATTORNEY, ARCHITECT OR ZONING EXPERT. IF YOUR PROPERTY IS CURRENTLY LISTED WITH ANOTHER REAL ESTATE BROKER, PLEASE DISREGARD THIS OFFER. IT IS NOT OUR INTENTION TO SOLICIT THE OFFERINGS OF OTHER REAL ESTATE BROKERS. WE COOPERATE WITH THEM FULLY. EQUAL HOUSING OPPORTUNITY.



# Office Property For Sale

## 26-32 Bond Street Westbury, NY 11590



Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	404	4,158	23,964
Average Age	42	39	39
Average Age (Male)	40	38	38
Average Age (Female)	43	40	41

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	120	1,078	6,231
# of Persons per HH	3.4	3.9	3.8
Average HH Income	\$215,974	\$184,088	\$161,268
Average House Value	\$712,668	\$695,672	\$625,335

For More Information:

**Ben Indiviglia**

Licensed Real Estate Salesperson  
Douglas Elliman Commercial - Long Island  
516.353.6549  
ben.indiviglia@elliman.com



[WWW.ELLIMANCOMMERCIAL.COM](http://WWW.ELLIMANCOMMERCIAL.COM)

THE PROPERTY CONTAINED WITHIN THIS DOCUMENT IS BEING EXCLUSIVELY REPRESENTED BY DOUGLAS ELLIMAN REAL ESTATE COMMERCIAL DIVISION, 550 SMITHTOWN BYPASS STE. 117 SMITHTOWN, NY 11787 631.858.2405 © 2023 DOUGLAS ELLIMAN COMMERCIAL OF LI, LLC. ALL MATERIAL PRESENTED HEREIN IS INTENDED FOR INFORMATION PURPOSES ONLY. WHILE THIS INFORMATION IS BELIEVED TO BE CORRECT, IT IS REPRESENTED SUBJECT TO ERRORS, OMISSIONS, CHANGES OR WITHDRAWAL WITHOUT NOTICE. ALL PROPERTY INFORMATION, INCLUDING, BUT NOT LIMITED TO SQUARE FOOTAGE, ROOM COUNT, ZONING IN THE LISTING SHOULD BE VERIFIED BY YOUR OWN ATTORNEY, ARCHITECT OR ZONING EXPERT. IF YOUR PROPERTY IS CURRENTLY LISTED WITH ANOTHER REAL ESTATE BROKER, PLEASE DISREGARD THIS OFFER. IT IS NOT OUR INTENTION TO SOLICIT THE OFFERINGS OF OTHER REAL ESTATE BROKERS. WE COOPERATE WITH THEM FULLY. EQUAL HOUSING OPPORTUNITY.

## WE ARE COMMERCIAL REAL ESTATE

Commercial real estate involves more than just property listings. To get the most effective results, you need to partner with a company that has a full complement of services and an in-depth team of professionals to help with all of your needs. Douglas Elliman's team of commercial real estate experts is committed to unrivaled performance standards when working with tenants, investors, purchasers and owners. We represent all major property types including office, industrial, retail, apartment and land. We treat each assignment with commitment and focus, from a single transaction in a local market to national and multi-market assignments. We help negotiate contracts, coordinate construction and provide both property management as well as ongoing advisory service to satisfy your changing real estate needs. Our breadth of market knowledge, unprecedented network and use of innovative technology extend to all types of property transactions.

For More Information:

**Ben Indiviglia**

Licensed Real Estate Salesperson

516.353.6549

[ben.indiviglia@elliman.com](mailto:ben.indiviglia@elliman.com)

Office: 631.858.2405

Fax: 631.543.0851

550 Smithtown Bypass

Smithtown, NY 11787