

Property For Sale / Lease

# 2735 Grand Avenue Bellmore NY 11710

2735 Grand Ave Bellmore, NY 11710



For More Information:

**Ben Indiviglia**

Licensed Real Estate Salesperson  
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# Office Property For Sale / Lease

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Offering Summary	
Sale Price:	\$1,000,000
Lease Rate:	\$9,000.00 per month (MG)
Building Size:	2,700 SF
Available SF:	2,700 SF
Lot Size:	3,673 SF
Number of Units:	1
Price / SF:	\$370.37
Year Built:	1957

### Property Overview

Discover the vibrant community surrounding the property at 2735 Grand Ave, Bellmore, NY, 11710. Located in the heart of Bellmore, this area offers a perfect blend of commercial and residential amenities. With easy access to nearby highways and public transportation options, tenants can enjoy a seamless commute to and from the office. The area is surrounded by a variety of dining options, shopping centers, and local businesses, providing convenience and a thriving atmosphere. Taxes \$31,603.21

### Property Highlights

- Turn Key Office
- Municipal Parking
- 1 Block from Long Island Railroad

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Commercial

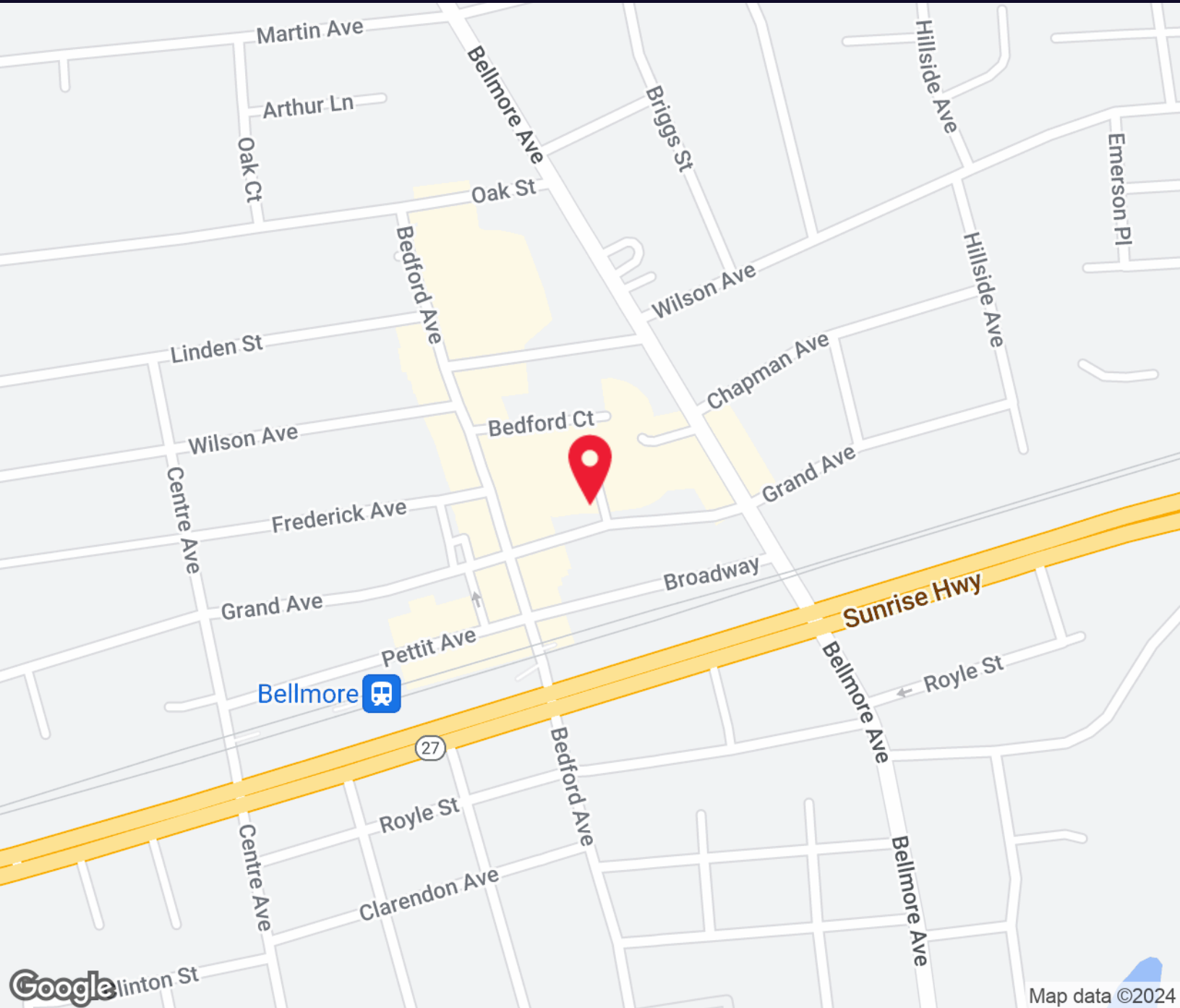
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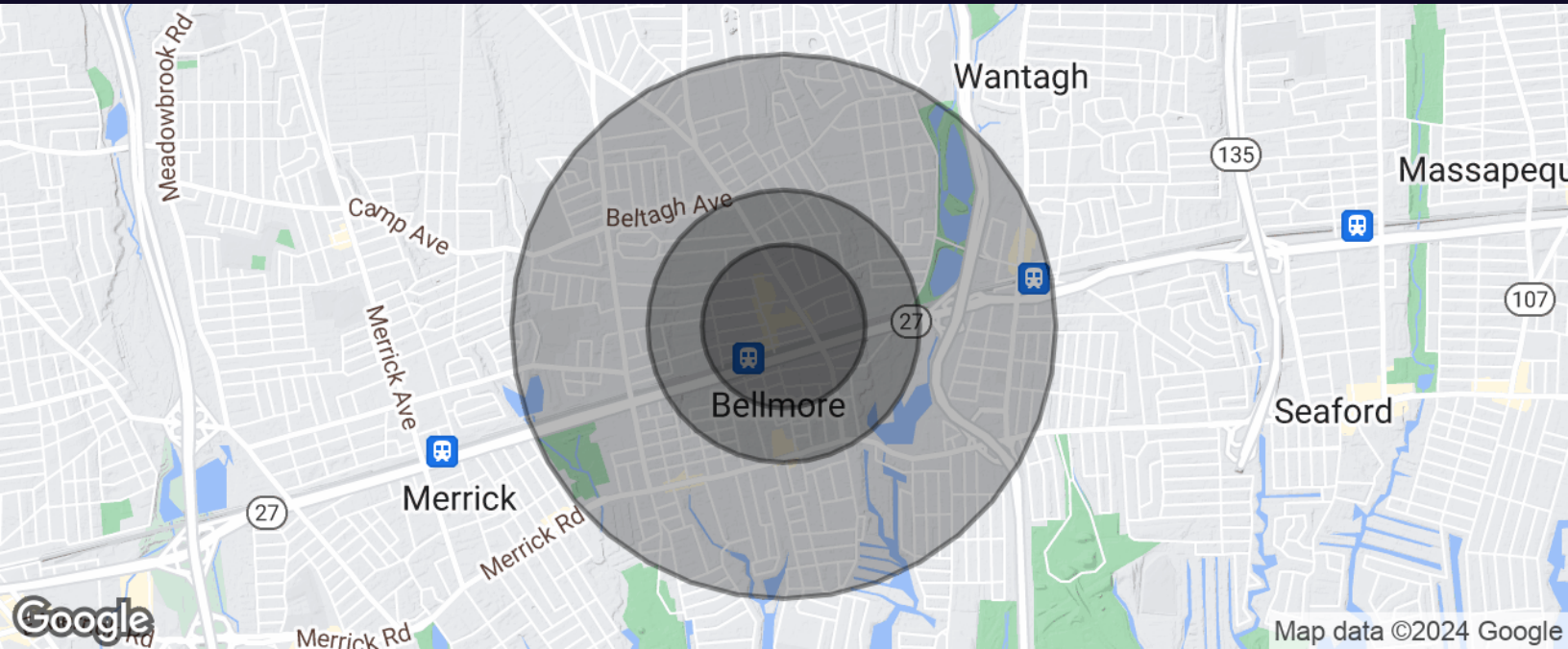
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Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	1,646	5,079	19,861
Average Age	43	43	42
Average Age (Male)	41	41	41
Average Age (Female)	45	44	44

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	599	1,775	6,754
# of Persons per HH	2.7	2.9	2.9
Average HH Income	\$211,701	\$209,754	\$202,937
Average House Value	\$761,415	\$744,683	\$735,514

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