

Property For Sale

312A Bedford Avenue

312A Bedford Avenue Bellmore, NY 11710



For More Information:

Ben Indiviglia

Licensed Real Estate Salesperson

Douglas Elliman Commercial - Long Island

516.353.6549

ben.indiviglia@elliman.com

 **DouglasElliman**
Commercial

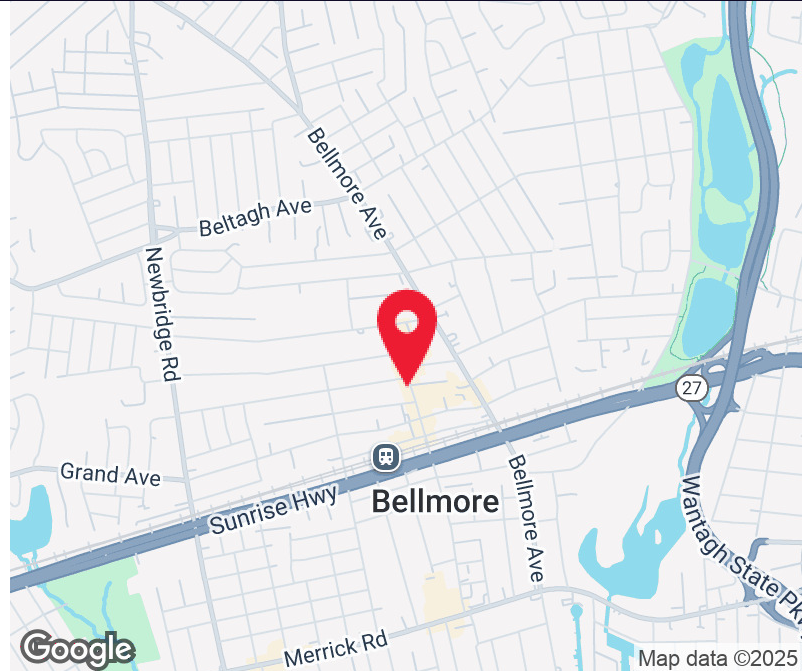
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Offering Summary

Sale Price:	\$720,000
Building Size:	2,376 SF
Available SF:	
Lot Size:	3,000 SF
Number of Units:	1
Price / SF:	\$303.03
Year Built:	1984
Renovated:	2005

Property Overview

This established dental office in downtown Bellmore is ideal for local exposure with retail store frontage, rear parking for 5 cars, and a municipal lot across the street just 2 blocks from the Long Island Railroad Station. Complete with a waiting room, ADA complaint bathroom, reception, billing, 3 chairs, a lab room, back office area with an additional bathroom, and a full basement for storage. Come add your personal touch.

Property Highlights

- Turn key dental office
- On Site Parking
- Visibility

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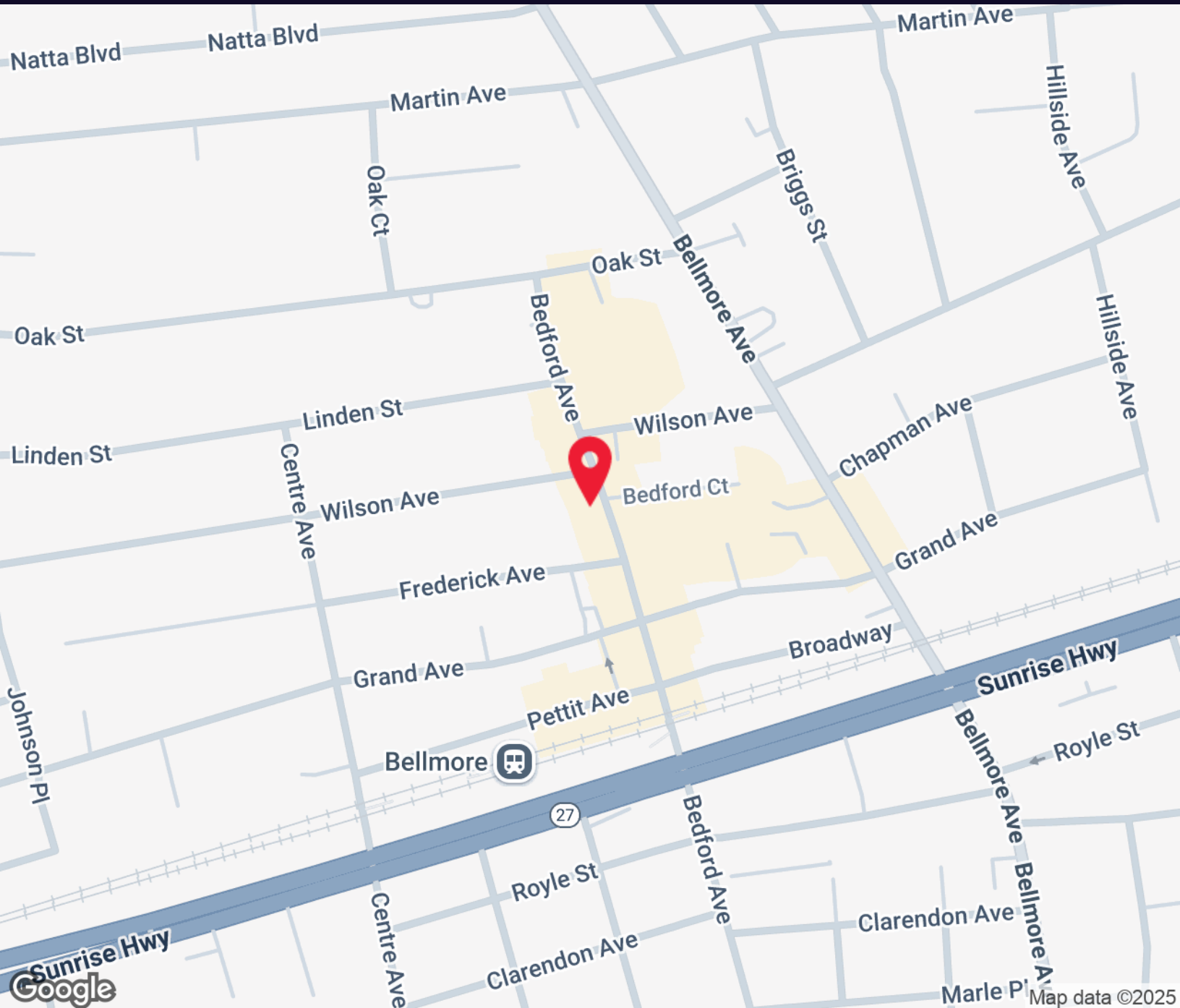
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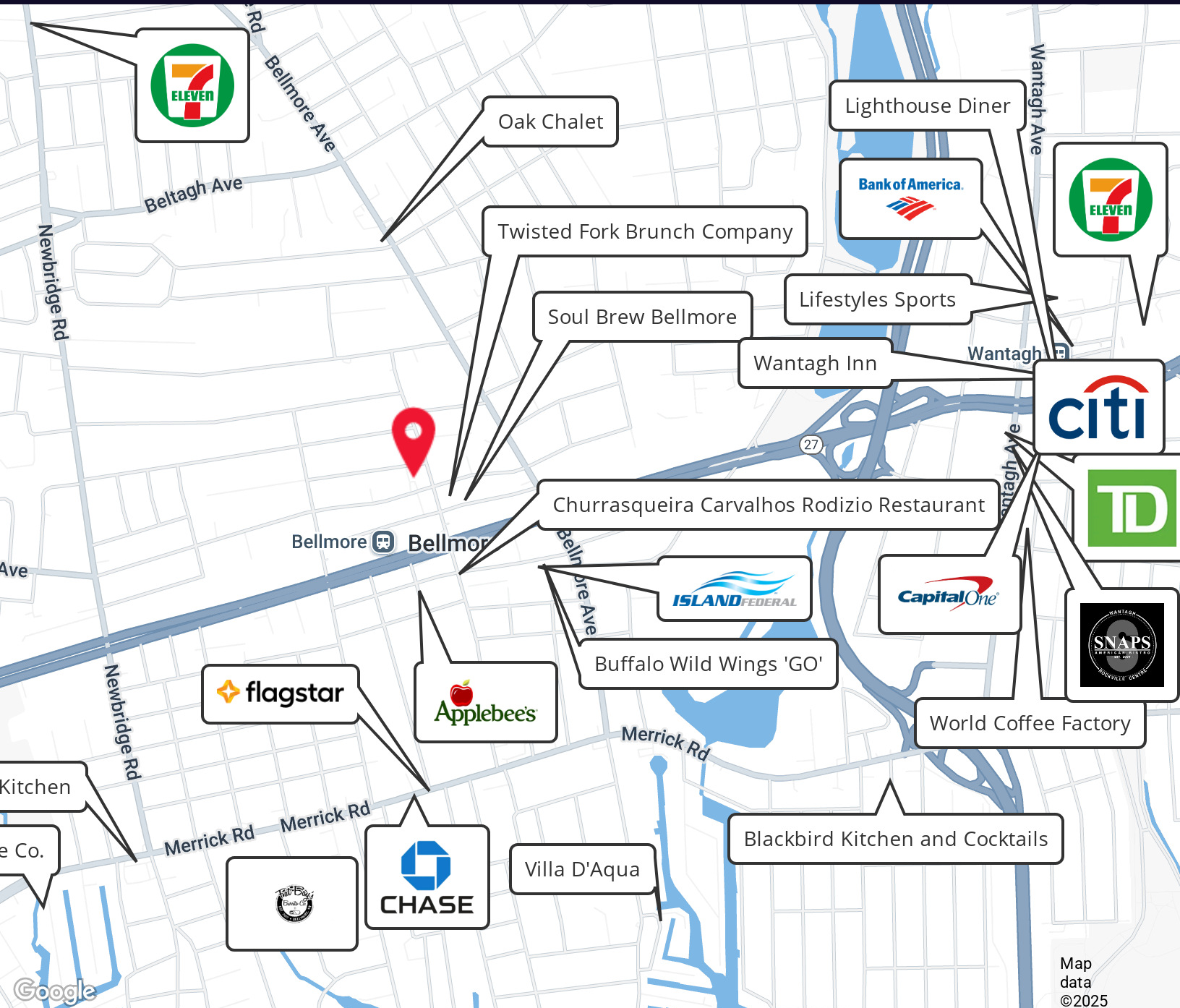
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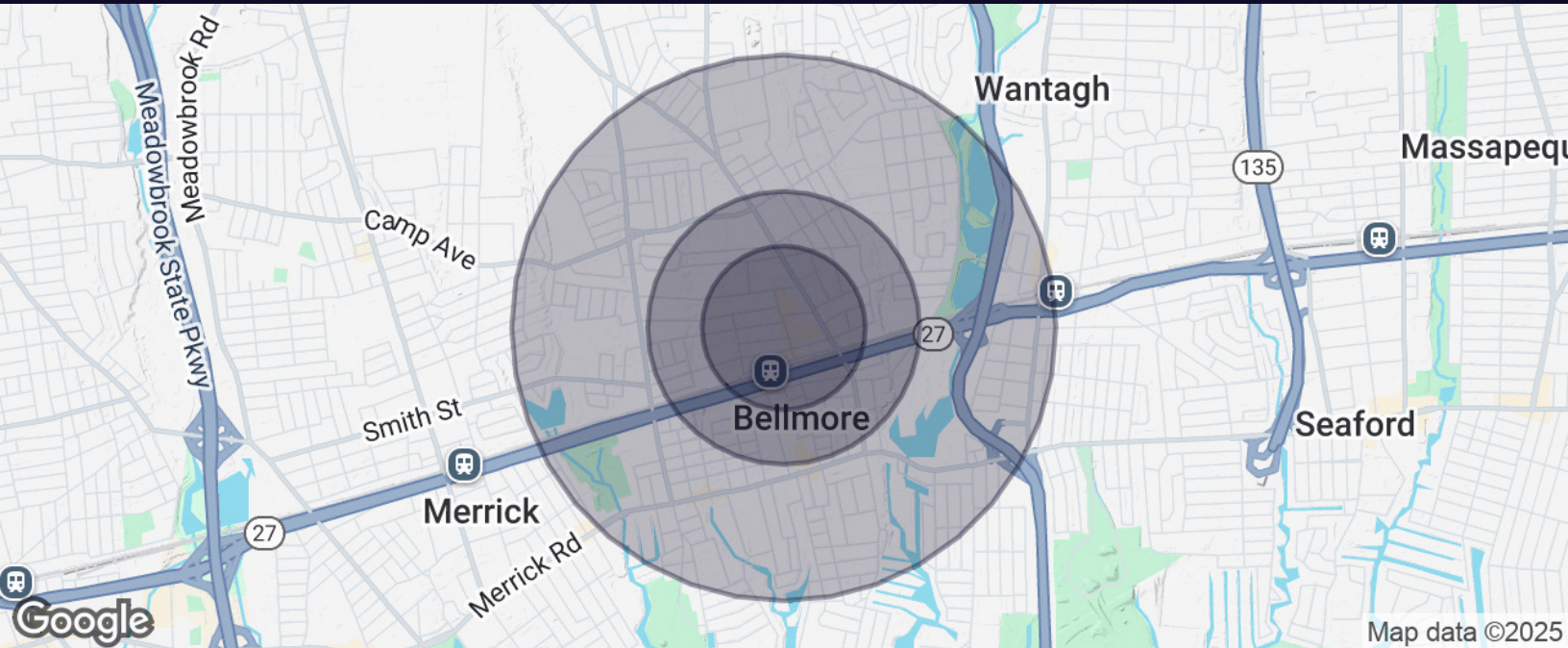
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Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	1,778	4,891	20,106
Average Age	43	43	42
Average Age (Male)	41	41	41
Average Age (Female)	44	44	44

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	647	1,740	6,831
# of Persons per HH	2.7	2.8	2.9
Average HH Income	\$215,531	\$216,076	\$204,089
Average House Value	\$763,428	\$741,965	\$735,926

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Office: 631.858.2405

Fax: 631.543.0851

550 Smithtown Bypass

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