

740 Broadway

Amityville, NY 11701



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Each prospective purchaser must conduct its own independent investigation, analysis, and due diligence concerning the property and the proposed transaction, including but not limited to legal, tax, environmental, engineering, zoning, and financial matters, and must rely solely upon its own advisors and investigations. This Offering Memorandum does not constitute an offer to sell or a solicitation of an offer to purchase any interest in the property, nor does it constitute an offer of securities. Any transaction shall be subject to the execution of definitive agreements approved by the Owner in its sole discretion. The Property is being offered in its present condition, subject to the terms and conditions set forth in a fully executed definitive agreement.

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EXECUTIVE SUMMARY

Tripoint Real Estate is pleased to exclusively represent 740 Broadway, a two-story office building located along the highly trafficked NY-110 corridor in Amityville, New York. The property consists of approximately $\pm 2,700$ square feet of office space situated on a ± 0.24 -acre parcel in the Town of Babylon, Suffolk County.

The building features functional office layouts, on-site parking, and prominent visibility along one of Long Island's primary north-south commercial arteries.



PROPERTY SUMMARY

Total Building Size:	$\pm 2,700$ SF
Acre Lot:	± 0.24
Taxes:	+/- Inquire
Asking Price:	Inquire

ADDITIONAL DETAILS

Zoning:	E
Tenancy:	Single
Town:	Babylon
County:	Suffolk
Market:	Long Island (New York)

NEIGHBORHOOD OVERVIEW

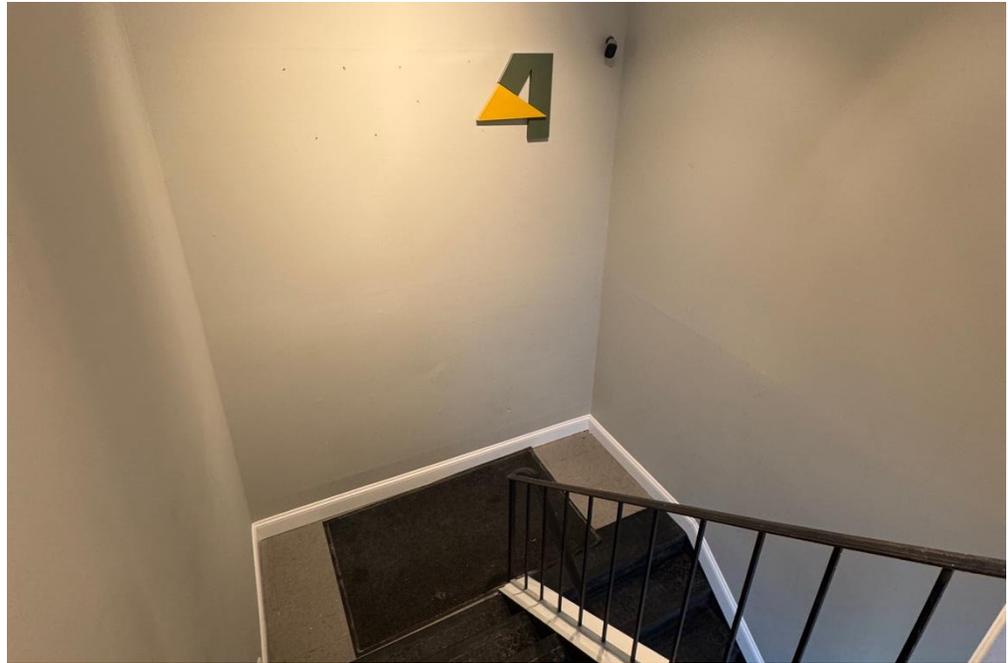
740 Broadway – Amityville, NY 11701

Amityville is a stable suburban market with a population of roughly 9,500 residents and a surrounding South Shore trade area supported by dense residential neighborhoods and strong household incomes. The community offers convenient access to the Long Island Rail Road's Babylon Branch at the nearby Amityville station, enhancing connectivity to New York City and other Long Island employment centers.



Property Photographs





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Tripoint Real Estate is a full-service commercial brokerage committed to delivering exceptional outcomes for property owners, investors, and developers. Our team combines deep market intelligence with strategic foresight to position assets for maximum value in the NYC Metro and Long Island markets.

We provide comprehensive advisory at every stage – from asset evaluation and market positioning to targeted outreach, negotiation, and closing – ensuring our clients’ goals are met with precision, efficiency, and discretion.



Disclaimer: This analysis is a Broker Price Opinion (BPO) and is provided solely for informational purposes. It does not constitute an appraisal or guarantee of value. All financial estimates, assumptions, and projections are based on publicly available data and information provided by third parties deemed reliable, but not guaranteed. Prospective investors are strongly advised to conduct their own due diligence. Broker shall not be held liable for any inaccuracies or decisions made based on this analysis.