

# For Sale

Ideal for User or Investor

**Brown  
Harris  
Stevens** **Bold  
Honest  
Smart**

**480 Forest Ave, Locust Valley, New York 11560**

**Section 30, Block 10, Lot 5 & 98 – 25,408 Square Feet on Two Floors**



**For Further  
Information Contact  
Exclusive Broker:**

**DAVID SARGOY**

Dir. Comm'l RE Division

516.203.8134

dsargoy@bhsusa.com

**BARRY APPELMAN**

Senior Advisor- Leasing & Sales

516.203.8184

bappelman@bhsusa.com

**Brown Harris Stevens Commercial Real Estate, LLC**

585 Stewart Avenue, Suite 790, Garden City, New York 11530

**Tel 516.203.8100 Fax 516.203.8199 Website [www.BHScommercial.com](http://www.BHScommercial.com)**

The foregoing is based on information obtained by BHS and believed to be reliable but no guarantee is made to its accuracy. No guarantee whatsoever is made as to the timing, amount or certainty of any sales projections or investor returns, which will depend on market conditions, project expenses, sales prices and other variables not presently ascertainable.

# PROPERTY HIGHLIGHTS

480 Forest Ave, Locust Valley, NY 11560

## PLOT SIZE

1.121 acres

## BUILDING SIZE

25,408 SF on 2 levels

## DESCRIPTION

Lower Level – Warehouse + Office  
Floor 1 – Office

## YEAR BUILT

1927

## AVAILABLE SPACE

### Lower Level

± 670 SF – Warehouse  
± 850 SF – Office

### Floor 1

± 6,500 SF – Office

## REAL ESTATE TAXES

\$167,700

## HVAC

- Gas fired
- Rooftop

## ROOF

Concrete

## ELECTRIC

400 amps, 3 phases

## PURCHASE PRICE

Upon Request

## ZONING

NB (Neighborhood Business)

## PARKING

60± cars

## FINANCIAL INFORMATION

### Gross Revenue

\$560,761

### Expenses

\$380,781

### Net Operating Income

\$251,980

**Brown Harris Stevens Commercial Real Estate, LLC**

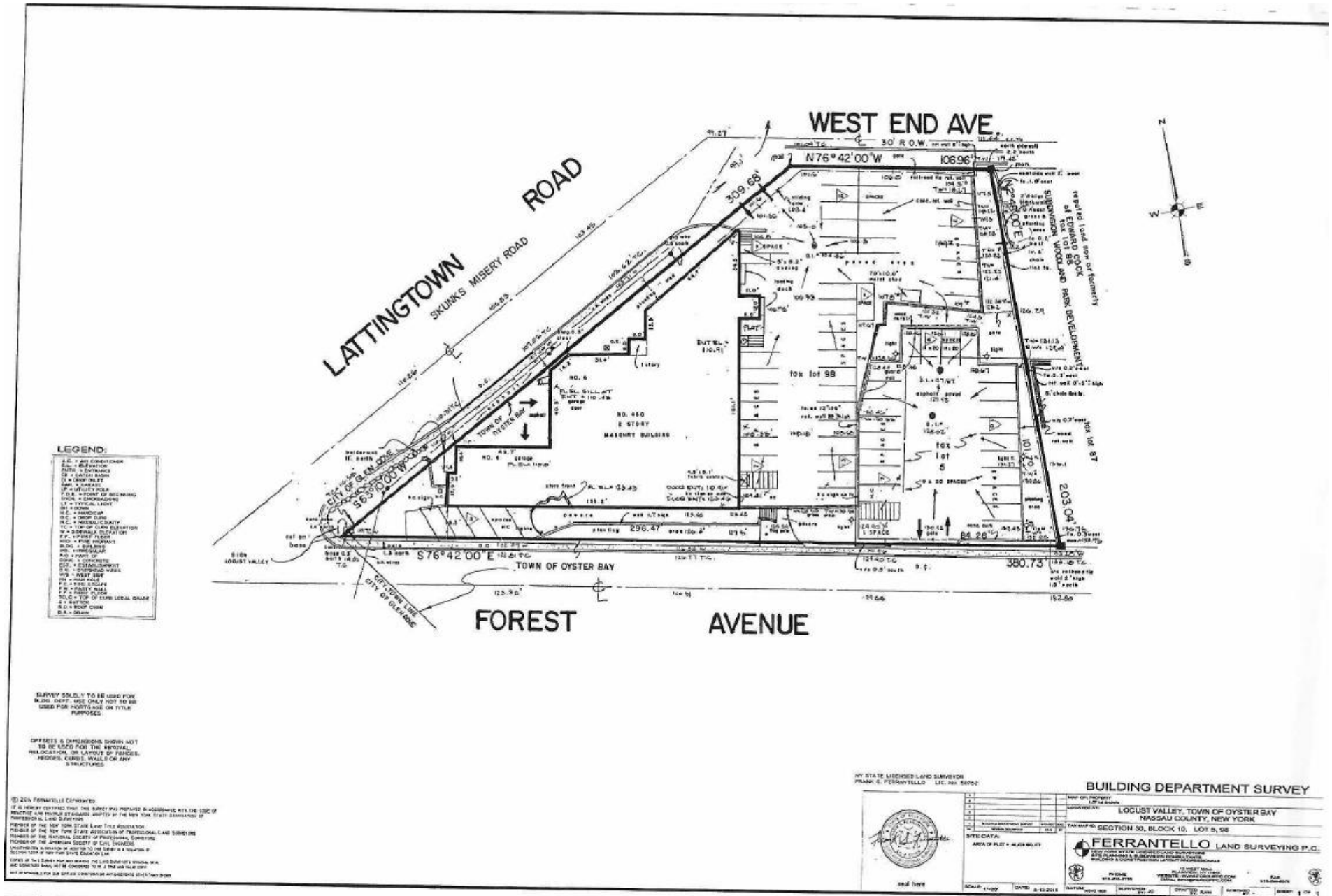
585 Stewart Avenue, Suite 790, Garden City, New York 11530

Tel 516.203.8100 Fax 516.203.8199 Website [www.BHScommercial.com](http://www.BHScommercial.com)

The foregoing is based on information obtained by BHS and believed to be reliable but no guarantee is made to its accuracy. No guarantee whatsoever is made as to the timing, amount or certainty of any sales projections or investor returns, which will depend on market conditions, project expenses, sales prices and other variables not presently ascertainable.

# SITE PLAN

480 Forest Ave, Locust Valley, NY 11560



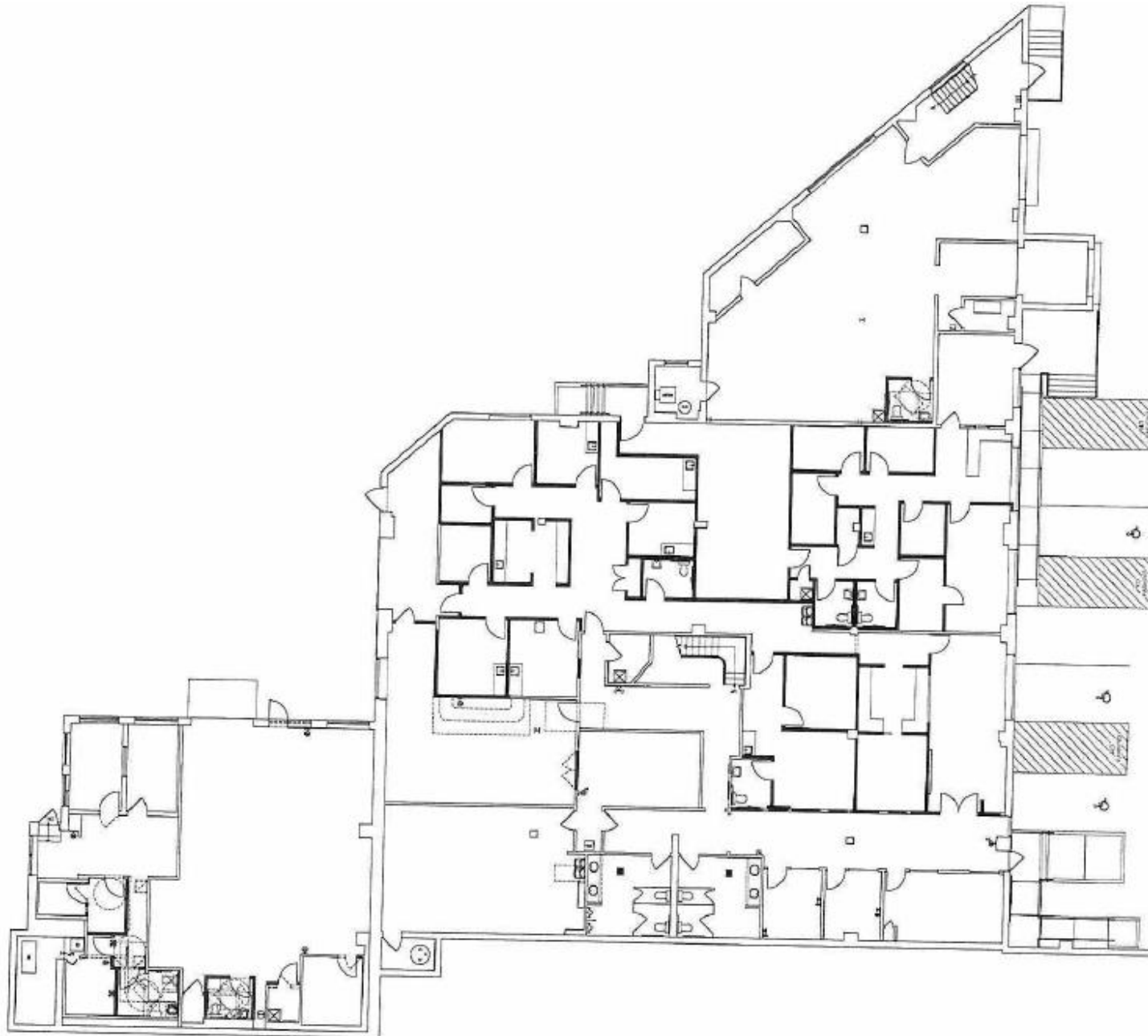
**Brown Harris Stevens Commercial Real Estate, LLC**  
 585 Stewart Avenue, Suite 790, Garden City, New York 11530  
 Tel 516.203.8100 Fax 516.203.8199 Website [www.BHSCcommercial.com](http://www.BHSCcommercial.com)

The foregoing is based on information obtained by BHS and believed to be reliable but no guarantee is made to its accuracy. No guarantee whatsoever is made as to the timing, amount or certainty of any sales projections or investor returns, which will depend on market conditions, project expenses, sales prices and other variables not presently ascertainable.



# FLOOR PLAN – LOWER LEVEL

480 Forest Ave, Locust Valley, NY 11560



**Brown Harris Stevens Commercial Real Estate, LLC**

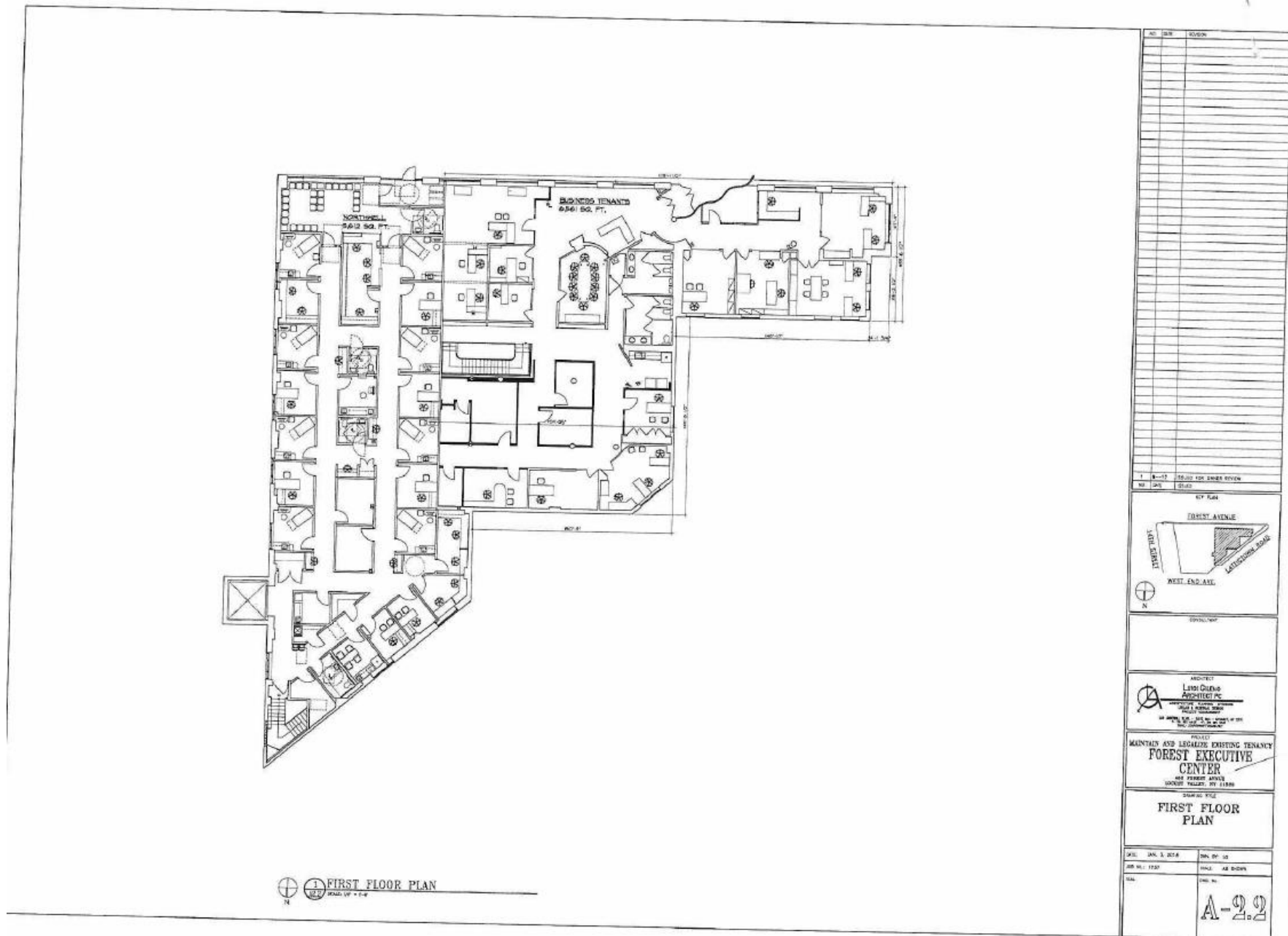
585 Stewart Avenue, Suite 790, Garden City, New York 11530

Tel 516.203.8100 Fax 516.203.8199 Website [www.BHScommercial.com](http://www.BHScommercial.com)

The foregoing is based on information obtained by BHS and believed to be reliable but no guarantee is made to its accuracy. No guarantee whatsoever is made as to the timing, amount or certainty of any sales projections or investor returns, which will depend on market conditions, project expenses, sales prices and other variables not presently ascertainable.

# FLOOR PLAN – FIRST FLOOR

480 Forest Ave, Locust Valley, NY 11560

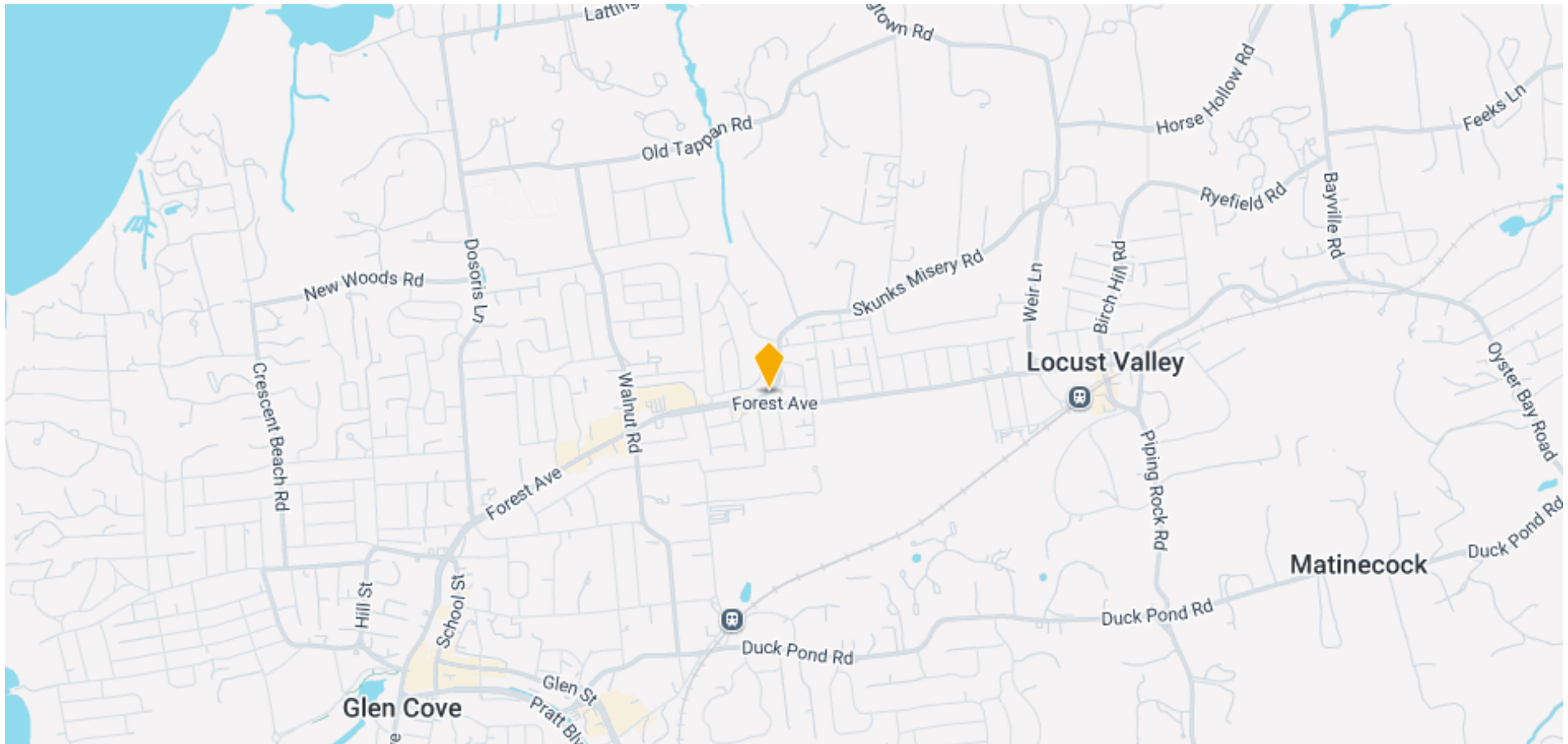


**Brown Harris Stevens Commercial Real Estate, LLC**  
585 Stewart Avenue, Suite 790, Garden City, New York 11530  
Tel 516.203.8100 Fax 516.203.8199 Website [www.BHSccommercial.com](http://www.BHSccommercial.com)

The foregoing is based on information obtained by BHS and believed to be reliable but no guarantee is made to its accuracy. No guarantee whatsoever is made as to the timing, amount or certainty of any sales projections or investor returns, which will depend on market conditions, project expenses, sales prices and other variables not presently ascertainable.

# PROPERTY LOCATION

480 Forest Ave, Locust Valley, NY 11560



**For Further Information Contact Exclusive Broker:**

**DAVID SARGOY**

Director Comm'l RE Division  
516.203.8134  
dsargoy@bhsusa.com

**BARRY APPELMAN**

Senior Advisor- Leasing & Sales  
516.203.8184  
bappelman@bhsusa.com

**Brown Harris Stevens Commercial Real Estate, LLC**

585 Stewart Avenue, Suite 790, Garden City, New York 11530

Tel 516.203.8100 Fax 516.203.8199 Website [www.BHScommercial.com](http://www.BHScommercial.com)

The foregoing is based on information obtained by BHS and believed to be reliable but no guarantee is made to its accuracy. No guarantee whatsoever is made as to the timing, amount or certainty of any sales projections or investor returns, which will depend on market conditions, project expenses, sales prices and other variables not presently ascertainable.