

321 - 323 Sunrise Highway

Lynbrook, NY

Owner Motivated

For Lease or Sale

REDUCED!!!



Address:	321-323 Sunrise Highway, Lynbrook, NY		
Available: (2 Buildings)	Building 1: 6,000 SF Retail (Exsiting Auto Barn) Building 2: 6,200 SF (Two Floors) (Includes 2 Apartments)		
DEMOS:	1-Mile Radius	3-Mile Radius	5-Mile Radius
Population:	29,863	201,953	586,404
Avg HH Income:	\$77,983	\$95,178	\$85,937
Lease:	\$16.00 PSF (7,500 - 9,000 SF)		
Purchase:	\$1,800,000 (For both buildings)		
Taxes:	\$3.13PSF		
Details:	Southeast corner Earle Ave and Sunrise Hwy Across from Lynbrook Train Station and Municipal Park, On site Metered street parking, Sewered, high visibility and 100' of frontage on Sunrise Hwy. Two newly renovated apartments with \$41,000 income		

No representation is made or shall be made to the accuracy of the information herein and is submitted to errors, omissions, changes, and withdrawals-all without notice

