

OFFERING MEMORANDUM

1722 Church Street, Holbrook NY, 11741
Industrial/Warehouse Condo

FOR SALE

Price Reduction

Island Associates Real Estate, Inc.

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631-982-2100

www.islandassociates.com

EXECUTIVE SUMMARY

1722 Church Street, Holbrook NY, 11741
Industrial/Warehouse Condo

Price: \$1,890,000.00

Parcel 0500-216-00-03-00-102-000

Building Size: +/- 5,900 SF

+/- 3,159 Office/Sales/Showroom Space & +/- 2,741 SF Warehouse Space

*Can be modified to reduce office space and increase warehouse space

Parking: 100 Stalls

Zoning: IND1

Taxes: \$20,792.52

Clear Ceiling Height – 16'/No Columns **Drive-Ins:** One (1) - 14' x 12'

Located just ¼ Mile form both Sunrise Hwy & Rte. 454 (Vets Hwy.)

Demographics	1 Mile	3 Miles	5 Miles
Total Population	9,177	76,394	167,716
Average HH Income	\$144,586	\$140,558	\$138,784

Island Associates Real Estate is pleased to present for sale, 1722 Church Street Holbrook, NY.

This +/- 5,900 sqft Industrial Condo is perfect for an end user or investor.

The Unit is part of a 40,000 SF condo building consisting of 8 units, located on a 3-acre site with ample parking

Exclusively represented by:

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Island Associates Real Estate, Inc.

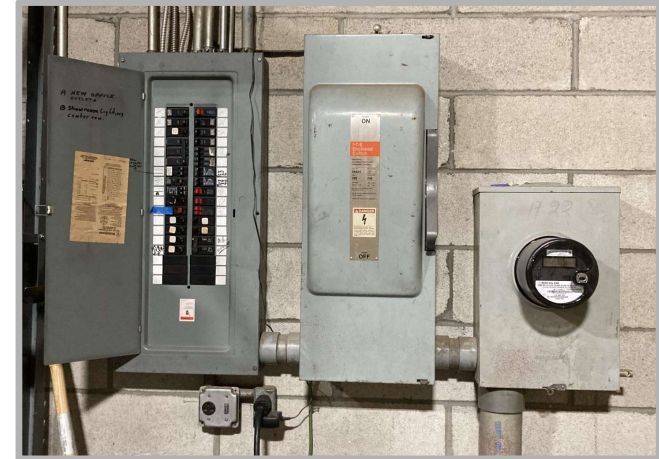
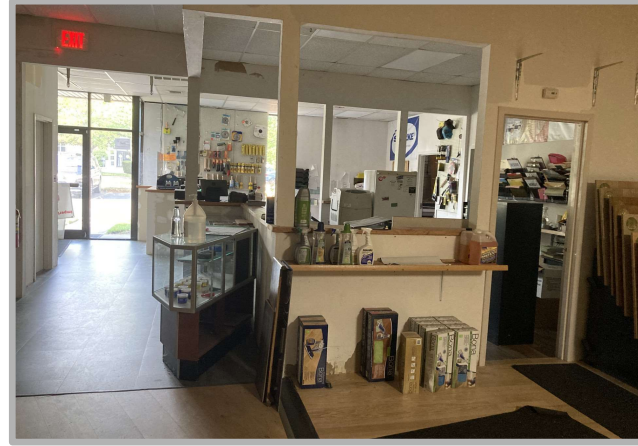
PROPERTY PHOTOS

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AERIAL VIEW OF PROPERTY

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