



Island Associates Real Estate Inc.

We create value

For Sale
284-286 Broadway
Huntington Station, NY



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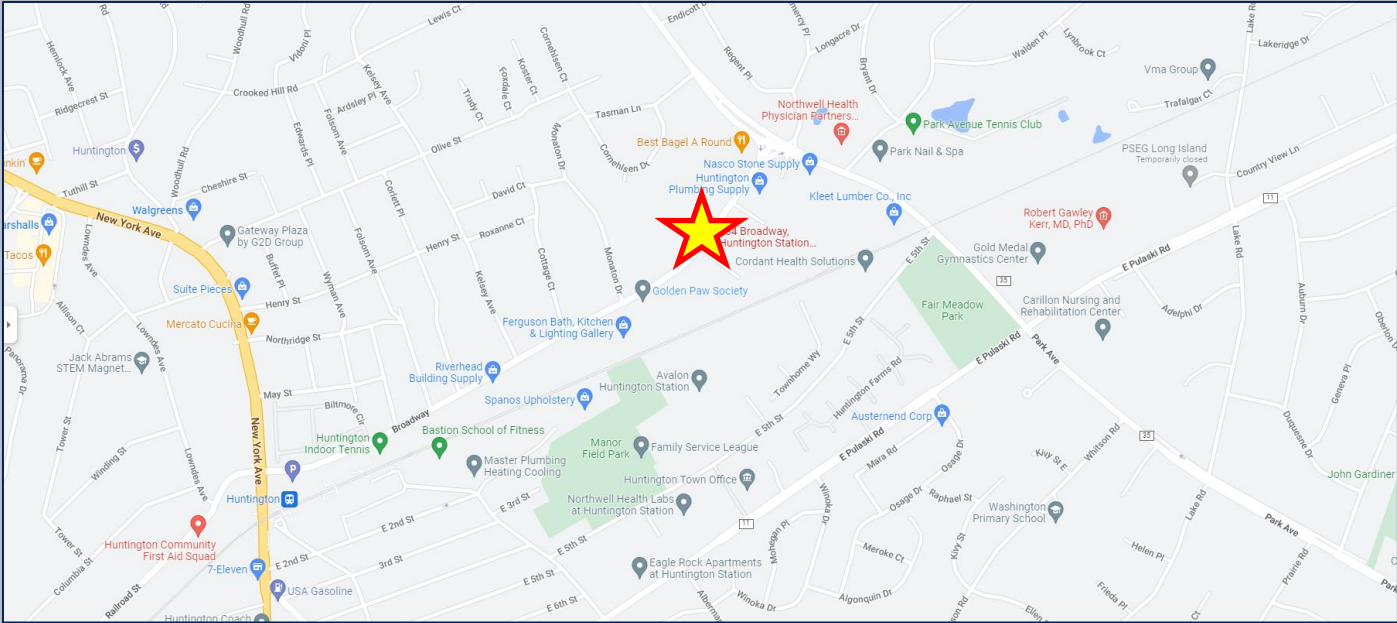
Larry Densen
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Property Information

14,258 SF Building on 1 Acre

Price: \$3,250,000

Taxes: +/- \$31,082.44



Recent renovations include new HVAC in 2 units & New Roof in 2021

❖ Drive Ins: 4 tot/ 10'w x 10' h

❖ 20 Parking Spaces

❖ Zones I5

❖ Traffic Counts of 13,092 Daily

Demographics	1 Mile	3 Miles	5 Miles
Total Population	14,454	84,860	157,804
Average HH Income	\$130,202	\$147,984	\$157,905

*All information is subject to errors, omissions, modification, and withdrawal.
Information is from sources deemed to be reliable but should not be relied upon without independent verification.*

Rent Roll

Unit	Tenant	Square Footage	Monthly Rent	\$ / SF Rent	Annual Rent	CAM and Tax %	Tenant Since	Lease Expiration	Notes
284	Kelmar Systems	4500	\$ 3,025.00	\$ 8.07	\$ 36,300.00	30.00	1973	6/30/2022	
286	Titan Scaffolding	2500	\$ 1,625.00	\$ 7.80	\$ 19,500.00	16.67	1988	9/30/2022	
286A	B & J Fortune Stone / Randy Stone	4000	\$ 3,278.20	\$ 9.83	\$ 39,338.40	26.67	2018	10/31/2026	3% annual increases each November
288	Paradise Ice Cream	4000	\$ 3,500.00	\$ 10.50	\$ 42,000.00	26.67	2021	9/30/2026	Starts paying CAM & Taxes on 12/1/22 3% (approx.) annual increases each December
		15000	\$ 11,428.20	\$ 9.14	\$ 137,138.40	100.00			



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