



Island Associates Real Estate Inc.

We create value

**For Sale**

**2 Kenwood Ave.,  
Massapequa, NY**



**Chris Mayor**  
[Chris@IslandAssociates.com](mailto:Chris@IslandAssociates.com)  
**(631) 513-2000**

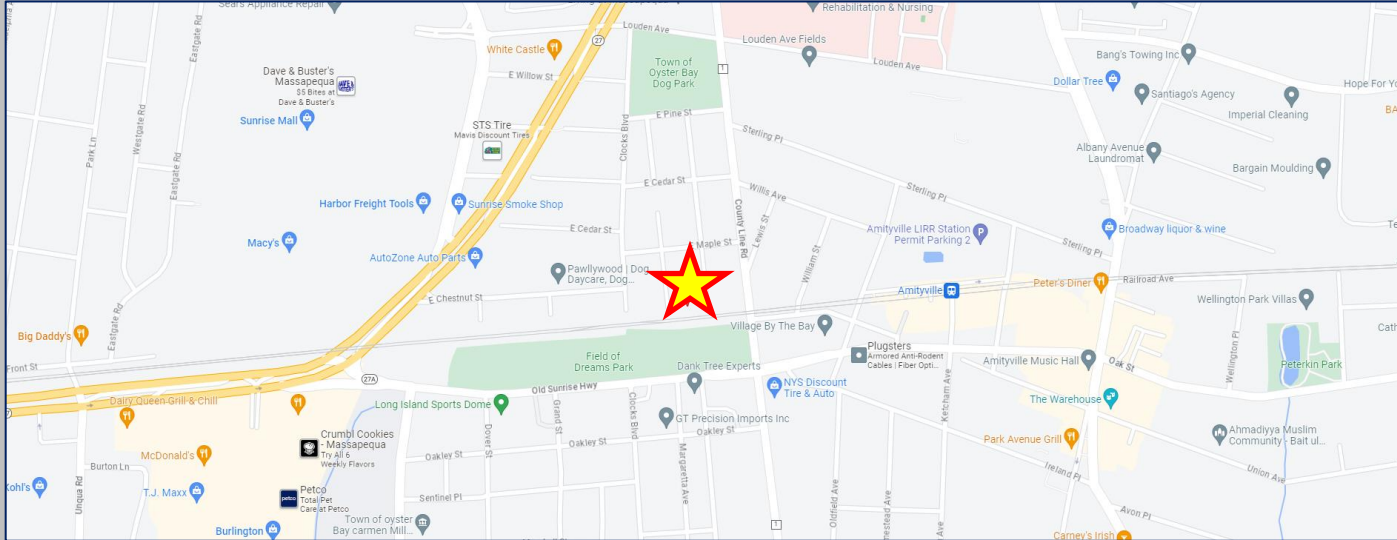
**Larry Densen**  
[Larry@IslandAssociates.com](mailto:Larry@IslandAssociates.com)  
**(516) 857-5564**

# Property Information

**6,750 SF Warehouse Space on .40 Acres**

**Price: \$2,200,000.00**

**Taxes: +/- \$27,994.85**



- Outside storage permitted
  - 3 Drive-Ins
- 17' Clear Ceiling Heights
  - 20 Parking Spaces
  - Fenced Lot

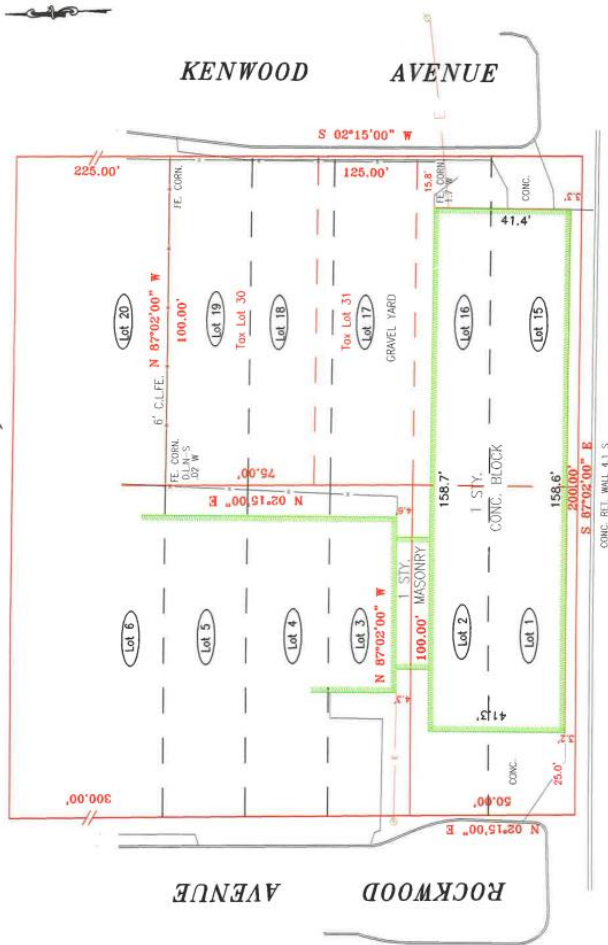
Demographics	1 Mile	3 Miles	5 Miles
Total Population	17,803	147,100	300,066
Average HH Income	\$130,687	\$136,319	\$140,951

*All information is subject to errors, omissions, modification, and withdrawal.  
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N.C.T.M.# Sect. 33, Blk. 33 Lots 1,2,15,16,30 & 31  
 Filed: May 13, 1893  
 Filed Map No.: 33

EAST MAPLE STREET  
 (MAPLE STREET)



ABSTRACT OF TITLE AND EASEMENTS FOR SUBJECT PARCEL AND ADJOINING PARCELS NOT PROVIDED FOR THE PREPARATION OF THIS SURVEY. ABSENCE OF EASEMENTS DOES NOT DENY THE EXISTENCE OF SAME.

Scale: 1" = 30'

**MUNICIPAL LAND SURVEY P.C.**

10 SYLVIA LANE  
 MIDDLE ISLAND, NEW YORK, 11953  
 (631) 345-2658

PROJ. # 0649

Map of  
 South Bay Beach  
 Block 34  
 Lots 1,2,15-19 Incl.

Situated at  
 Amityville  
 Town of Oyster Bay  
 Nassau County  
 New York

Surveyed  
 June 13, 2006

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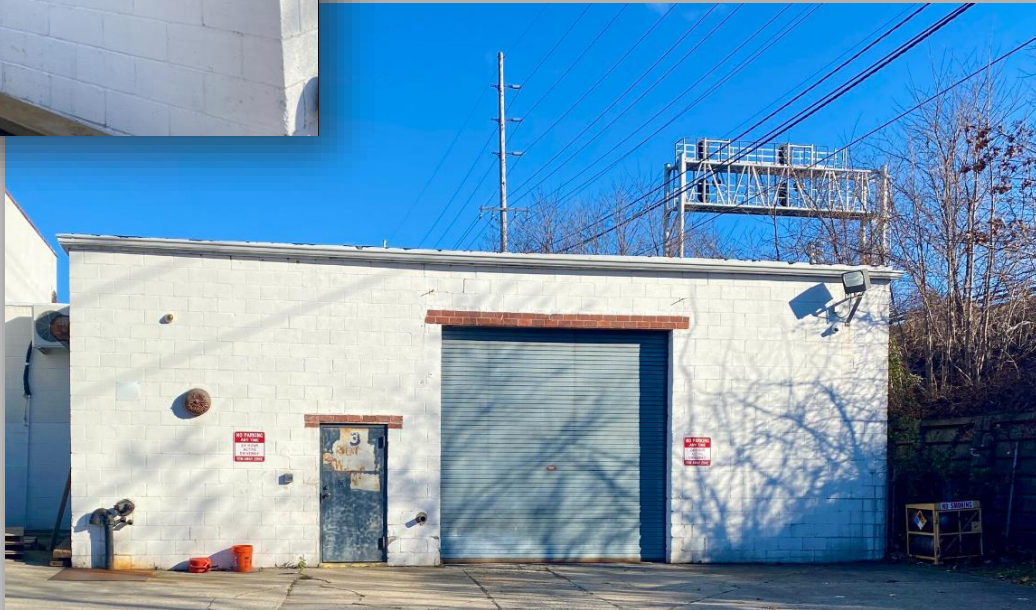
I HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR LICENSED UNDER THE EASEMENTS ACT OF NEW YORK, AND THAT THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY PREPARED UNDER MY IMMEDIATE SUPERVISION. I FURTHER DECLARE TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS PLAN IS AN ACCURATE REPRESENTATION OF THE CONDITIONS EXISTING AS OF THE DATE HEREON.

**CERTIFIED ONLY TO:**

**EASA Court, LLC  
 Commonwealth Land Title  
 Insurance Company**







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