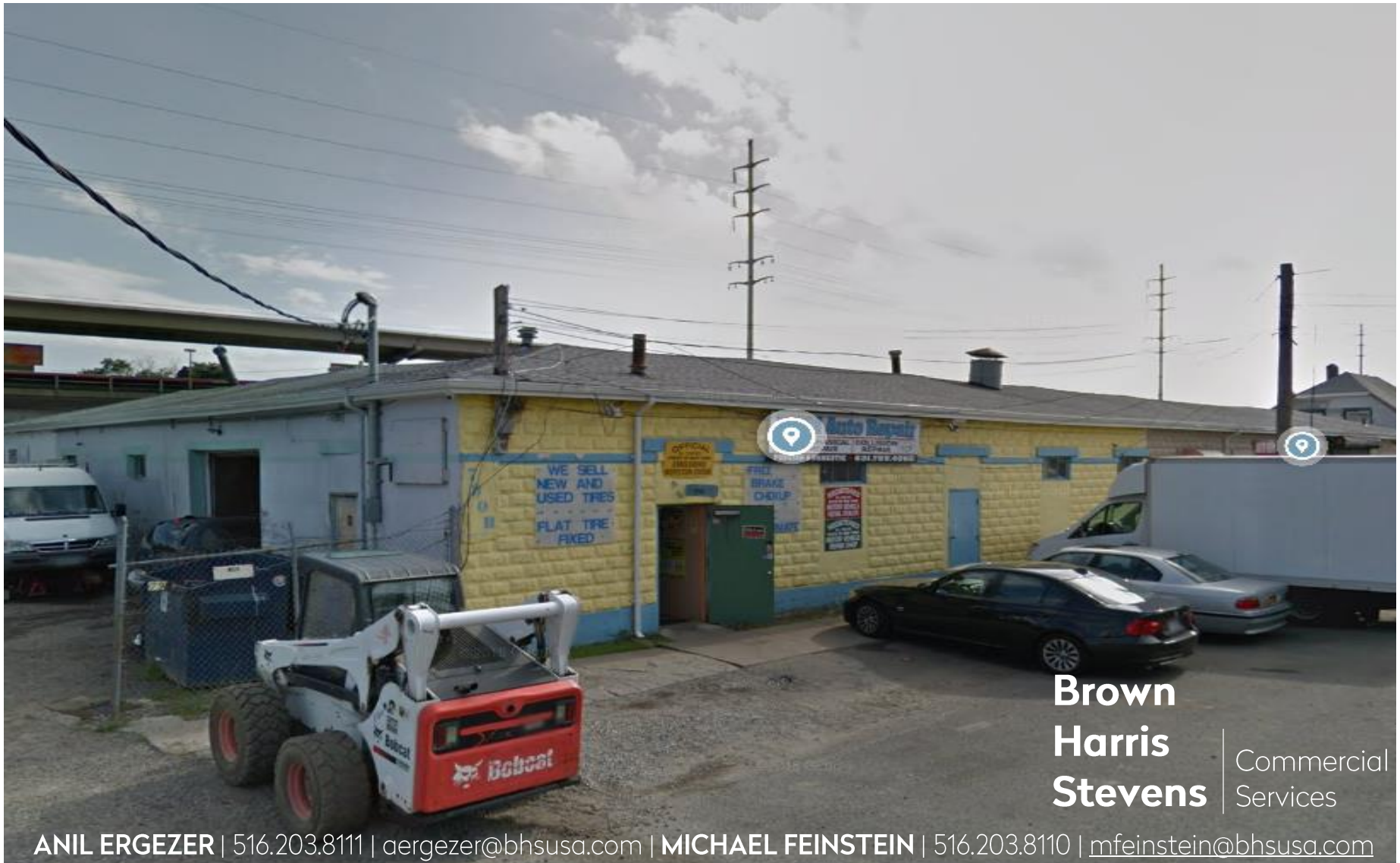


For Sale

Industrial / Automotive Property

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

790 Marconi Boulevard, Copiague, NY 11726



**Brown
Harris
Stevens** | Commercial
Services

ANIL ERGEZER | 516.203.8111 | aergezer@bhsusa.com | **MICHAEL FEINSTEIN** | 516.203.8110 | mfeinstein@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

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

790 Marconi Boulevard, Copiague, NY 11726

DESCRIPTION: 3 Unit Automotive property with 2 units currently leased on 0.4 AC and fenced side yard. Can be delivered vacant. Adjacent to Copiague LIRR Station.

BUILDING SIZE: 8,115 SF

UNITS: 3 Commercial

ZONING: Industrial (I)

PLOT SIZE: .4 Acres

UNIT	YEARLY RENT	SQ FT	LEASE EXP.
A	\$40,800.00	2,029	12/31/2021
B	\$40,800.00	3,151	12/31/2021
C	Vacant	2,934	

INCOME CURRENT: \$81,600

PRO FORMA: \$122,400

EXPENSES TAXES 2020: \$21,841.96

INSURANCE: \$82,500

LANDLORD'S RESPONSIBILITY:

- Roof and Real Estate Taxes.
- Tenants pay 1/3 over the 2016 Taxes.
- All other expenses are tenant responsibility such as sanitation, water, permits, etc.

For Further Information and Inspection Contact

ANIL ERGEZER

Lic. RE Salesperson
516.203.8111
argezer@bhsusa.com

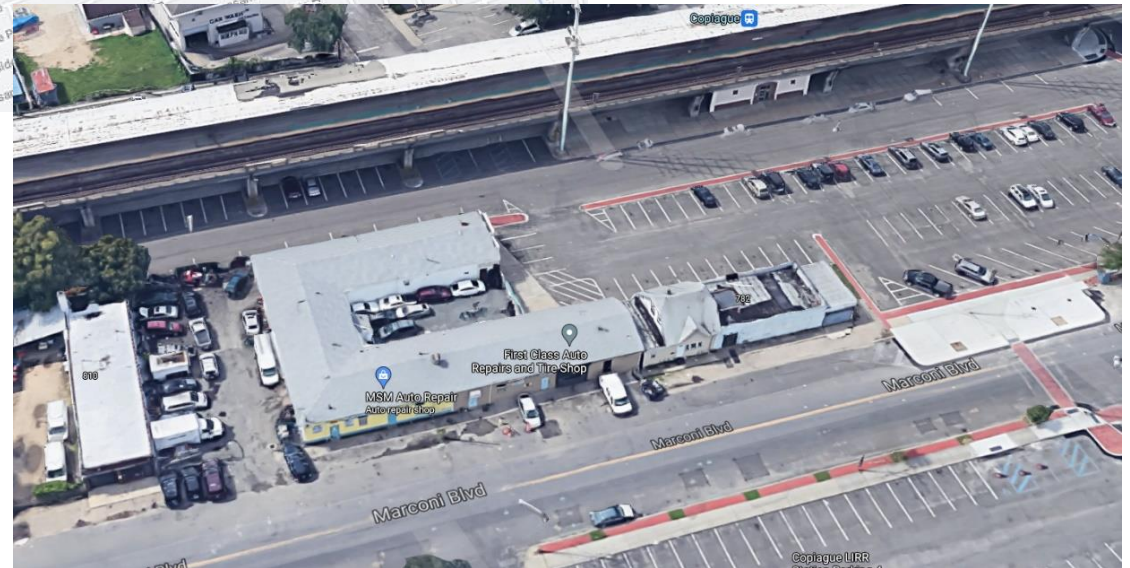
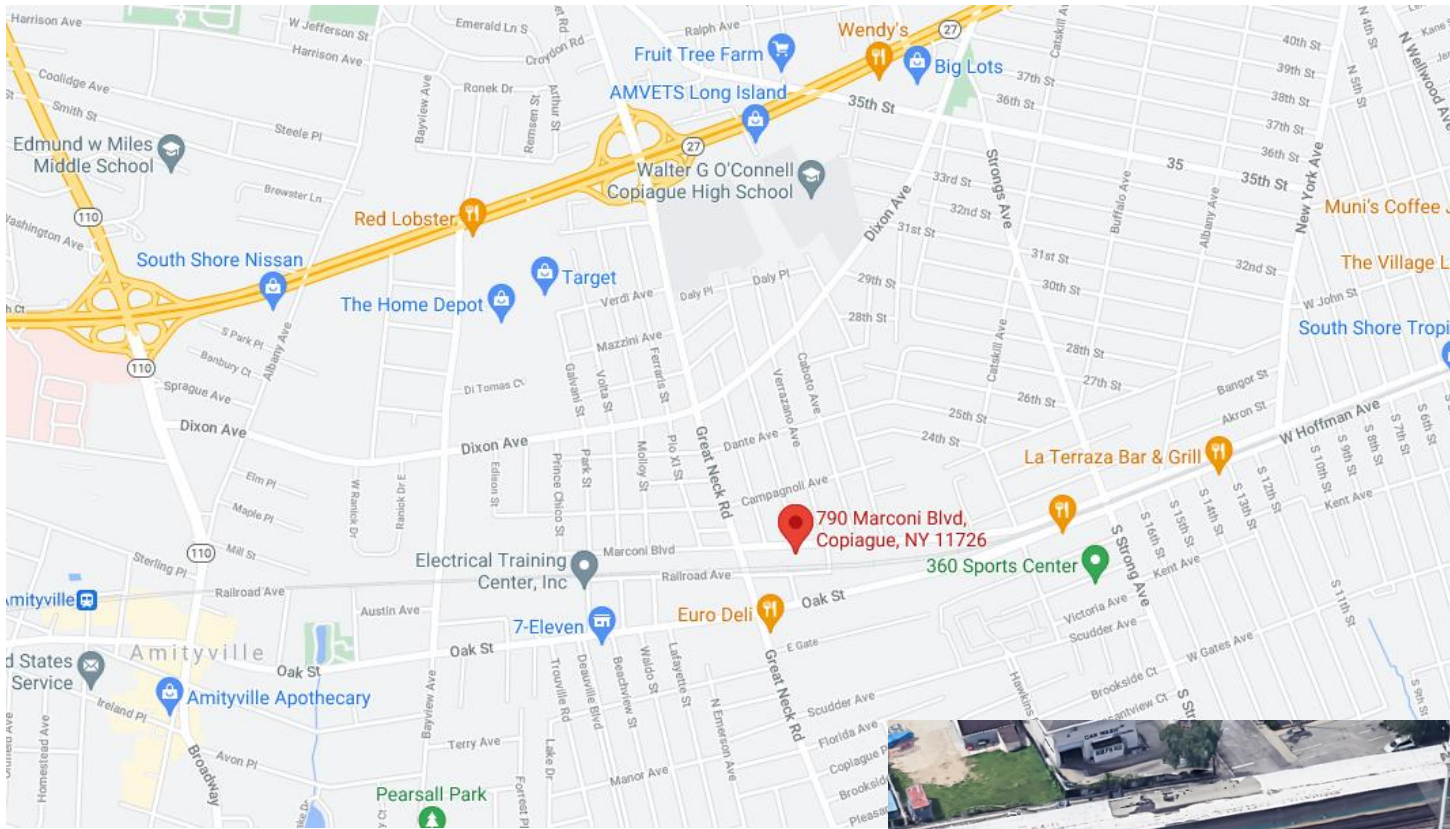
MICHAEL FEINSTEIN

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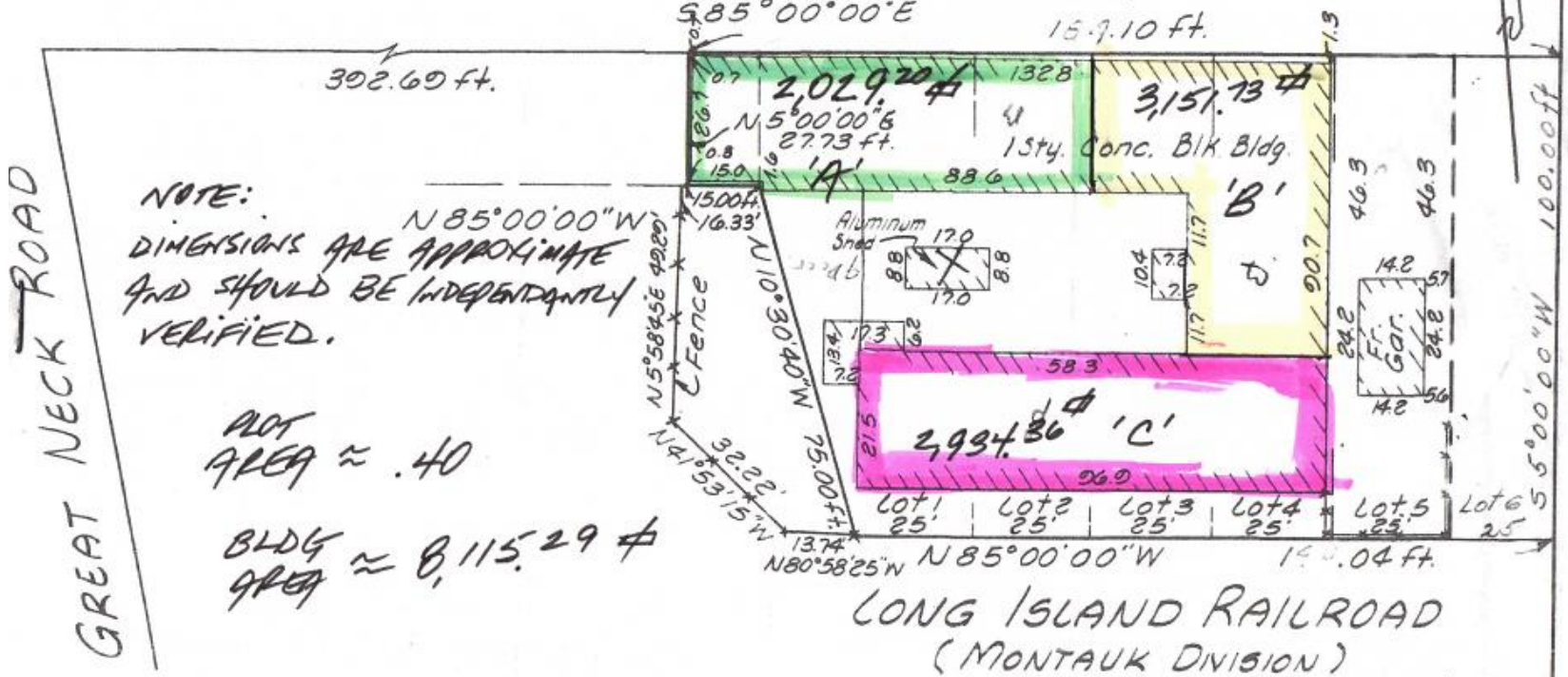
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Property
 Located in Copiague
 Map of Brinckerhoff Manor Sec. 2 Second Div.
 Filed Sept. 18, 1906 File No. 50
 Block W
 Lots 1-6 & portion of unnumbered plot
 Town of Babylon
 County of Suffolk
 Scale: 1 inch = 30 feet

5172-B₁₀₃-65
 N

MARCONI BOULEVARD
 (HUDSON BLVD.)



NOTE:
 DIMENSIONS ARE APPROXIMATE
 AND SHOULD BE INDEPENDENTLY
 VERIFIED.

LOT
 AREA ≈ .40
 BLDG
 AREA ≈ 8,115.29 sq ft

Certified to:
 The Title Guarantee Co.
 Title No. 1250945
 By: Harry T. Leonard.

Surveyed by
 Harry T. Leonard
 LIC. No. 12497
 28 N. Carlil Ave.
 Babylon, N.Y.