

Vacant Flex Building For Sale/Lease

1589 Lakeland Avenue, Bohemia, NY 11716

FOR SALE: \$1,499,999

FOR LEASE: \$25/ PSF



Property Information

Section, Block & Lot	149-1-4
Lot Dimensions	145' x 375' (Approx.)
Lot Size	47,850 SF
Building Dimensions	75' x 100' (Irregular)
Building Size	5,688 SF
Year Built	1931
Zoning	Industrial 1 District (IND1)
Stories	1
Taxes (19/20)	\$37,646

DESCRIPTION

The subject property is a single story 5,688 square foot flex office building located on Lakeland Avenue in Bohemia, Suffolk County. This building sits on a 1.1 acre lot and is zoned Industrial District 1, which allows for most office or industrial/business use. The property is currently occupied by Parco Gas, but will be delivered vacant upon sale or lease. This property presents a perfect opportunity for owner occupier or for an investor looking for a return on a possible triple or double net tenant.



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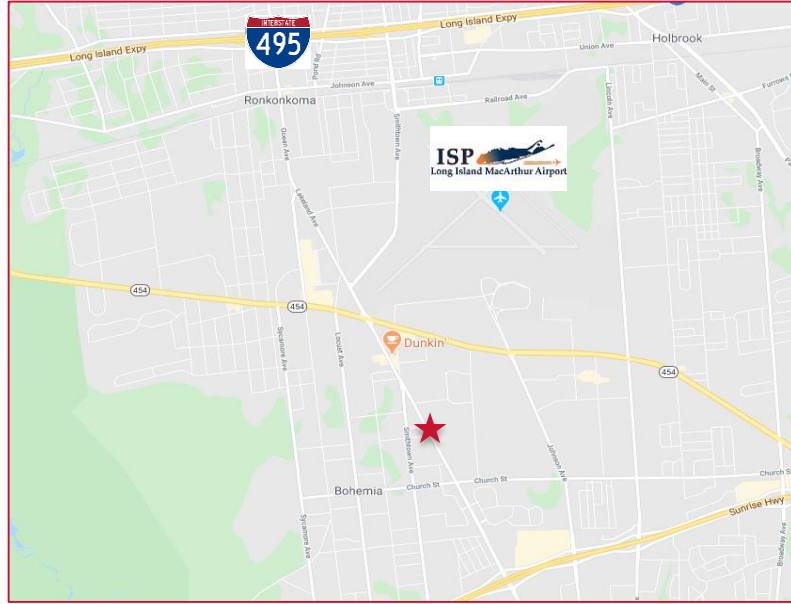
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PROPERTY HIGHLIGHTS

- ✦ **145' of Frontage** on Main Avenue
- ✦ **35,000 Daily Car Traffic Count**
- ✦ **1.1 Acre Lot**
- ✦ **Two Street Access**
- ✦ **Multiple Curb Cuts**
- ✦ **30 Parking Spaces**
- ✦ **Proximate to the Long Island/Sunrise Expressway**



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FINANCIAL SUMMARY

INCOME (Projected)

Gross Annual Income (at \$25/PSF Projection): **\$ 142,200**

EXPENSES (Approx.)

Taxes: \$ 37,646

Insurance: \$ 4,500

Water/Sewer: \$ Tenant

Heat \$ Tenant

Gas & Electric: \$ Tenant

Miscellaneous/Repairs \$ Tenant

Total Expenses **\$ 42,146**

NET OPERATING INCOME (Projected)

Projected Net Income: **\$ 100,054**



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