

ASKING PRICE: \$ 1,499,999



Jazib Khan
646.253.0952
jkhan@ergcre.com

PROPERTY NARRATIVE

As exclusive brokers, ERG Commercial Real Estate is proud to present 831 Brooklyn Avenue, Baldwin, NY 11510. A tremendous opportunity to own an automotive property that resides in the main commercial district and has been a staple in the town for 30 years. Fully Functional and Well Maintained, this property is ready for immediate use and allows the new owner to establish their own service brand and expand in Long Island's South shore market.

In addition, the current owner possesses the inspection station license, which can add an exponential value to the new owner's service/repair business.



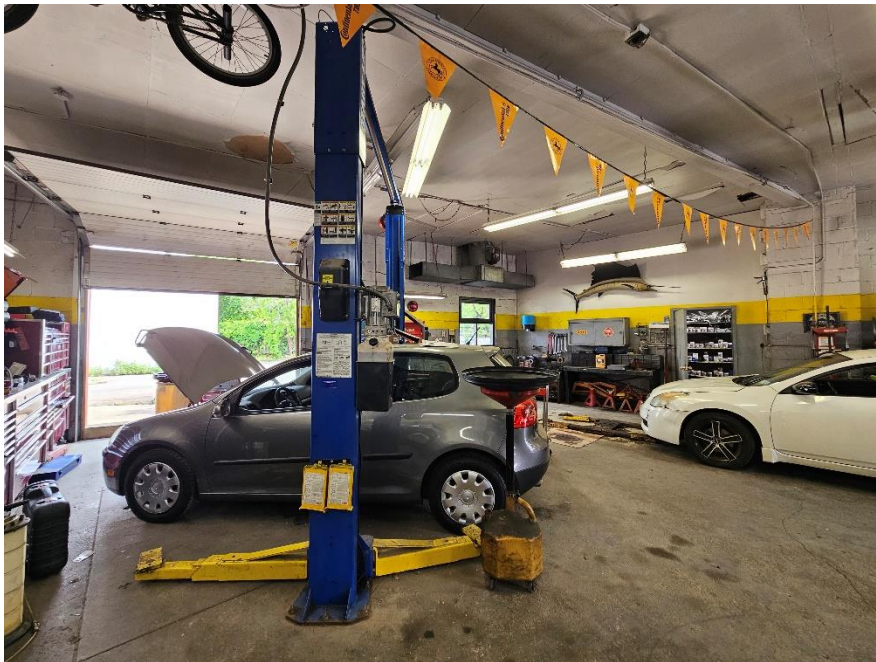
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Property Information

Section, Block & Lot	54-36-128
Lot Dimensions	55.34' x 95.44'
Lot Size	5281 SF
Town/ County	Hempstead
Building Size	2,100 SF
Year Built	1959
Building Class	Auto/Repair
Stories	1
Taxes (2024)	\$ 16,389

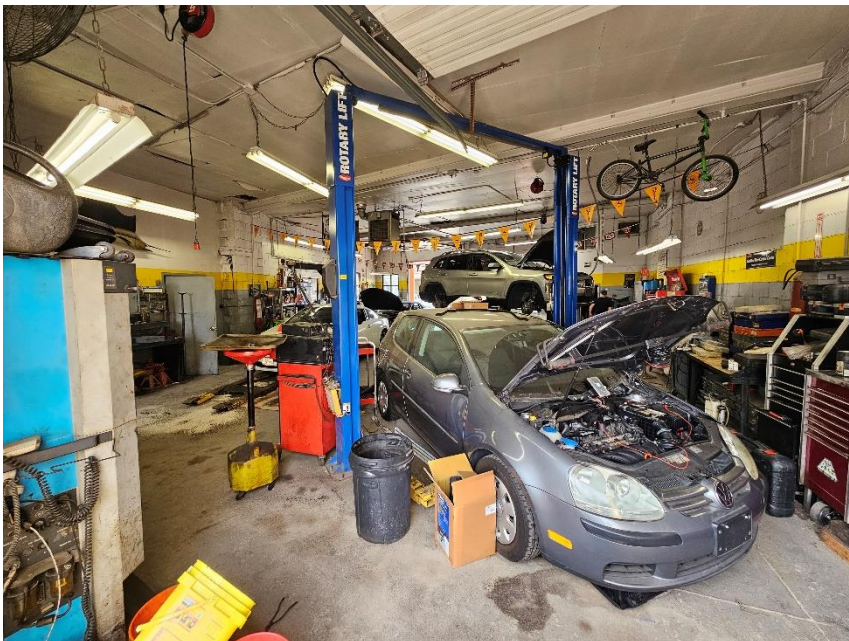
PROPERTY HIGHLIGHTS

- Prime Baldwin Downtown district
- 4 New Residential Developments slated to be built in the next two years within a mile
- LIRR Train station right next to the property, exposing it to heavy foot and vehicle traffic
- Property delivered in Mint Condition
- Comes with Inspection station license and machinery, which brings a huge amount of upside to the business



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PROPERTY PHOTOS



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