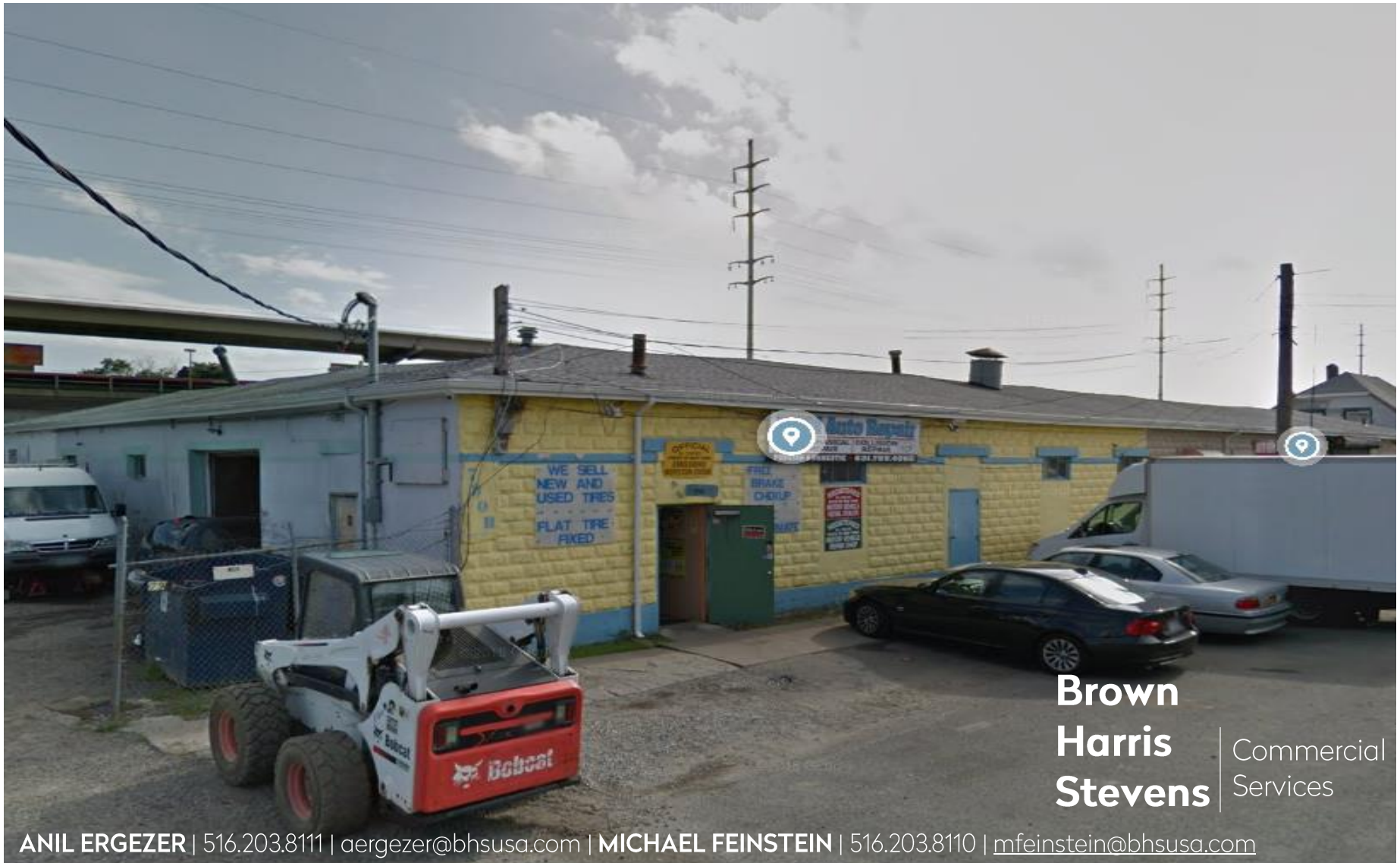


# For Sale

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](mailto:aergezer@bhsusa.com) | **MICHAEL FEINSTEIN** | 516.203.8110 | [mfeinstein@bhsusa.com](mailto: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](http://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  
[aergezer@bhsusa.com](mailto:aergezer@bhsusa.com)

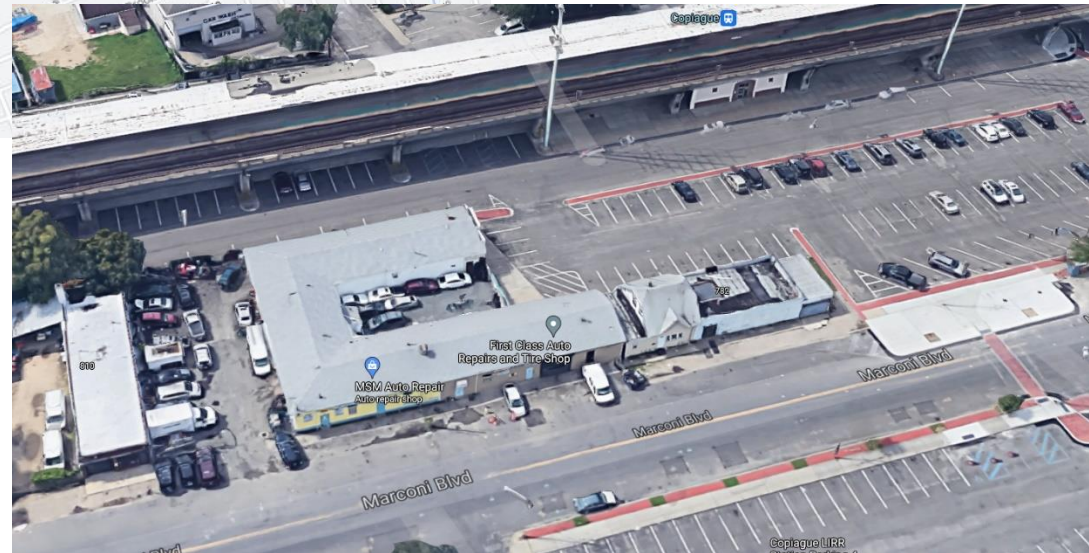
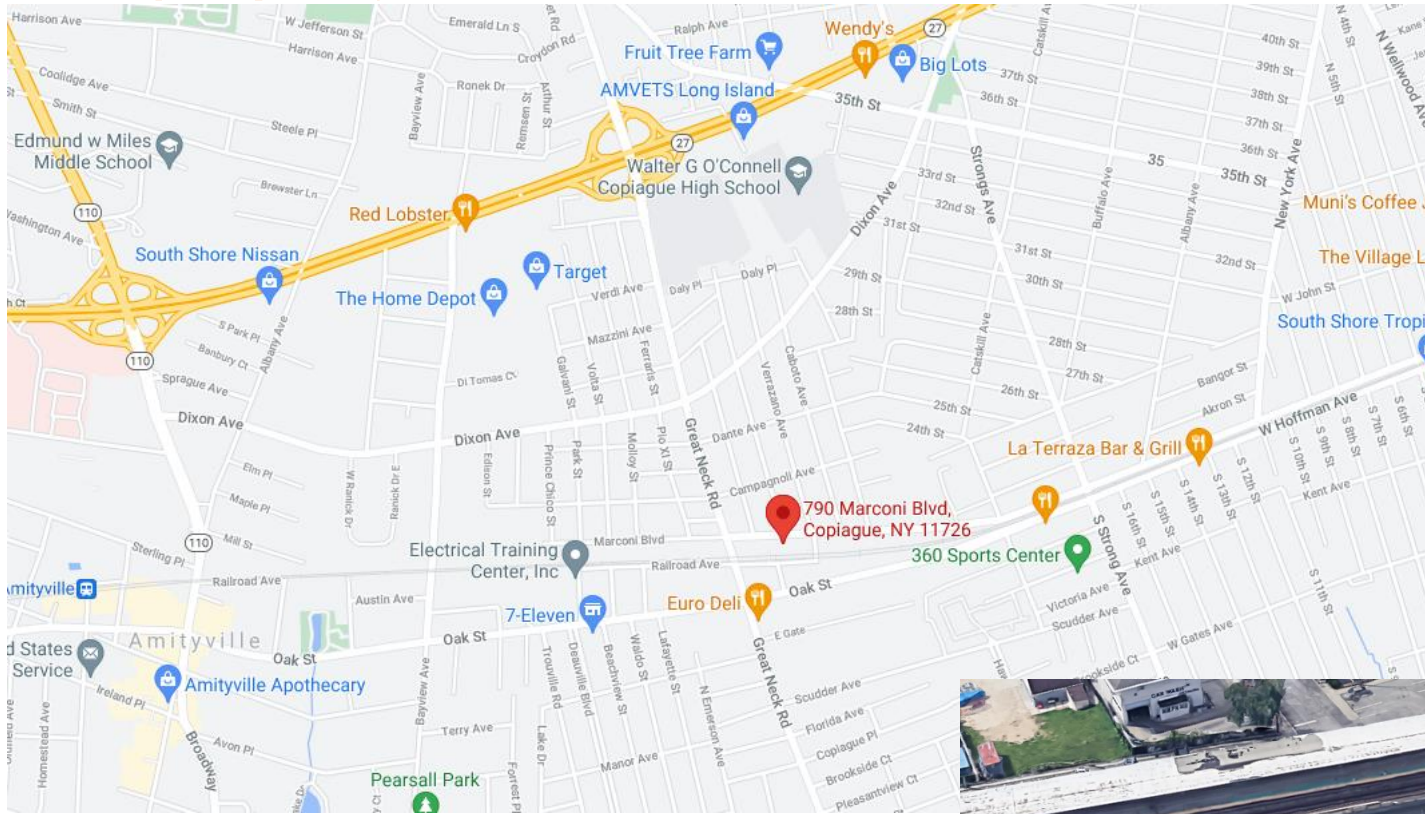
### MICHAEL FEINSTEIN

Lic. Associate Broker  
516.203.8110  
[mfeinstein@bhsusa.com](mailto:mfeinstein@bhsusa.com)

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