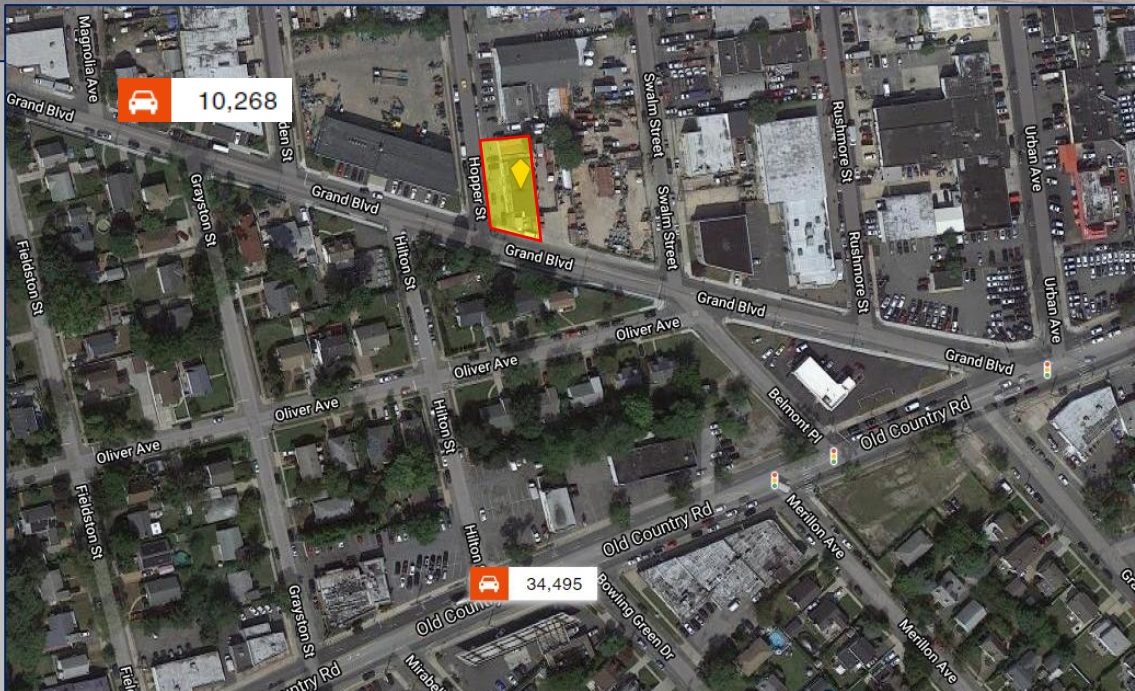




Island Associates Real Estate Inc.

We create value

For Sale
530 Grand Blvd.,
Westbury, NY



Chris Mayor

Chris@IslandAssociates.com

(631) 513-2000

Larry Densen

Larry@IslandAssociates.com

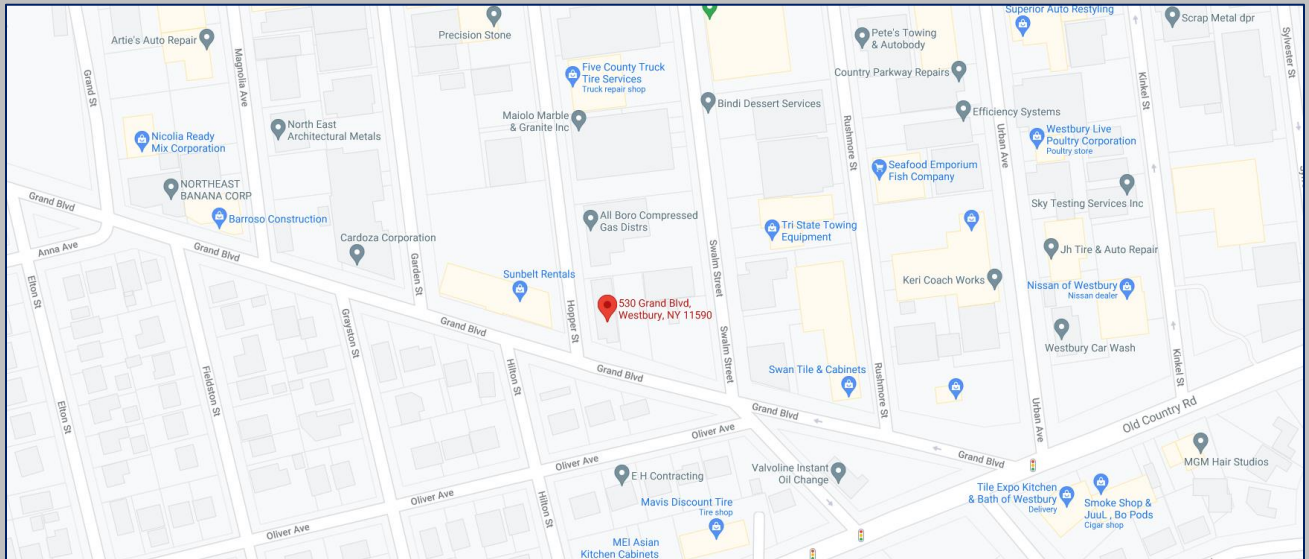
(516) 857-5564

Property Information

Freestanding Industrial Building Available

Price: \$899,000

Taxes: +/- \$27,798.40



- ❖ Daily Traffic Counts of 10,268 on Grand Blvd. & 34,495 on Old Country Rd.
- ❖ 2,920 SF Industrial Building on .13 Acres
 - ❖ 400 Amp Service, Gas, Serers
 - ❖ 20 Parking Spaces
 - ❖ Storage Space

Demographics	1 Mile	3 Miles	5 Miles
Total Population	24,549	131,490	410,813
Median HH Income	\$106,081	\$111,558	\$116,027

*All information is subject to errors, omissions, modification, and withdrawal.
Information is from sources deemed to be reliable but should not be relied upon without independent verification.*

Additional Information



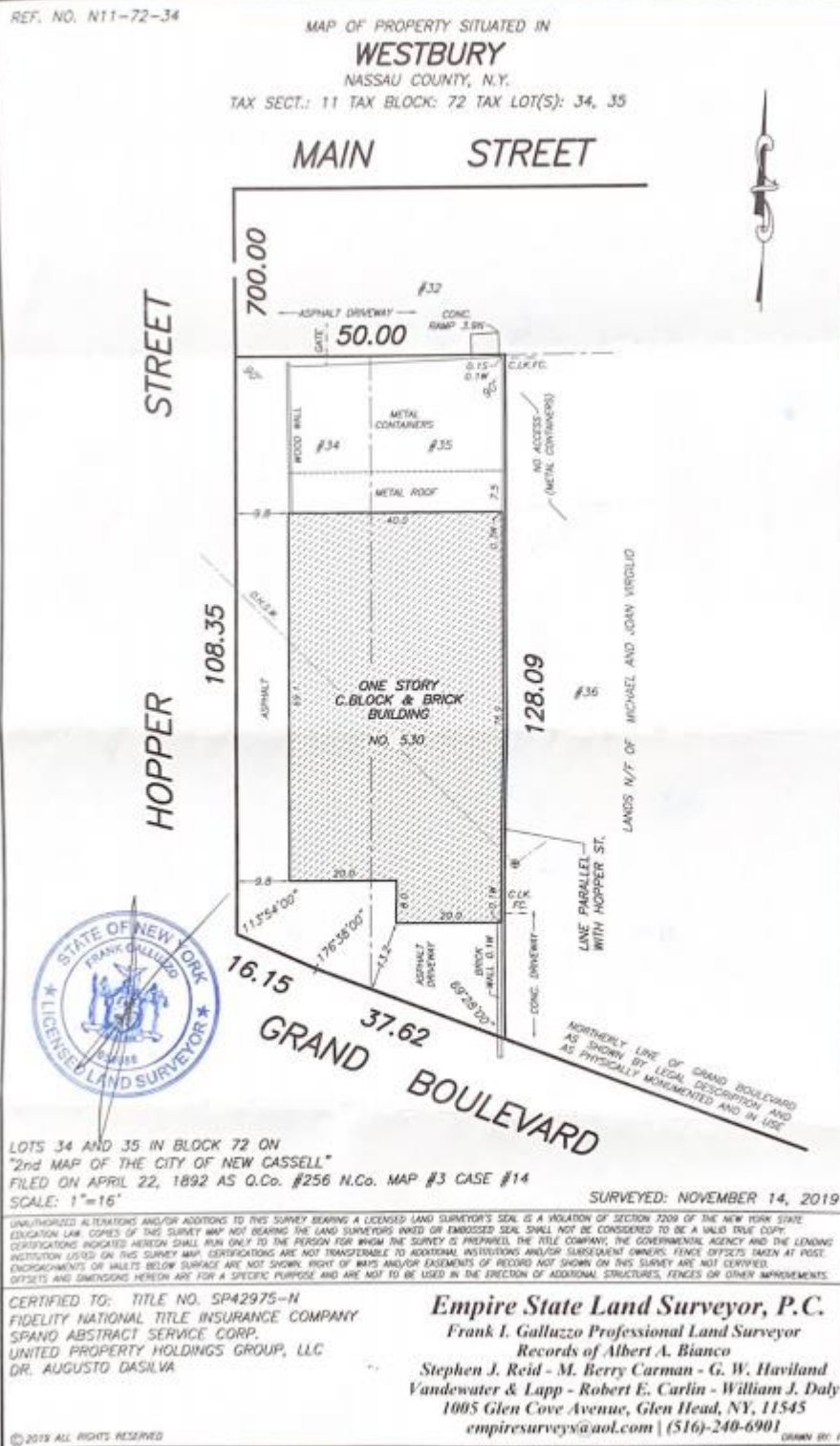
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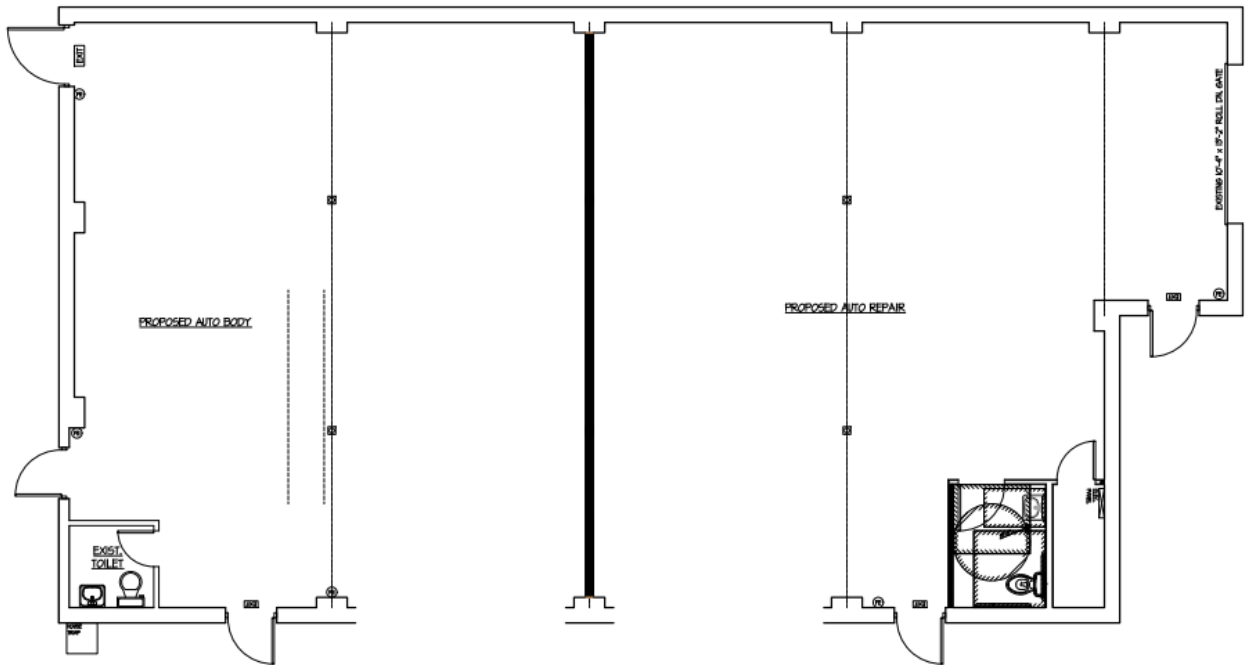
Additional Information



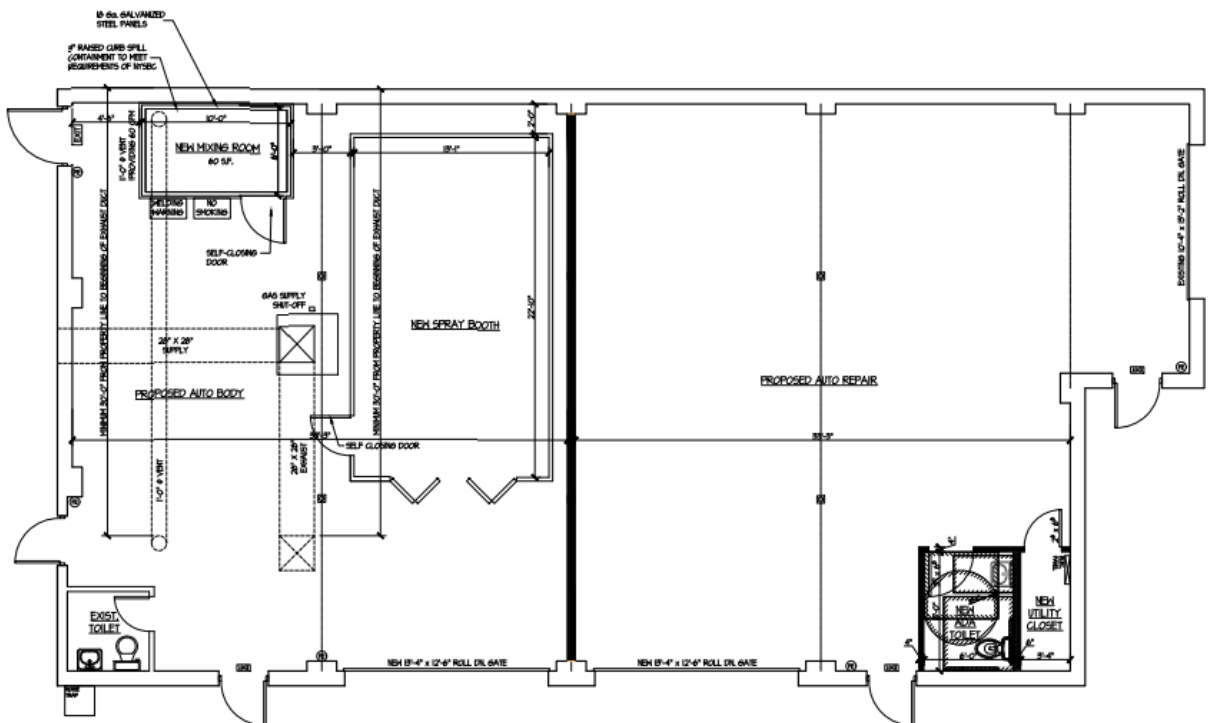
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Additional Information



PROPOSED LOWER FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



PROPOSED LOWER FIRST FLOOR PLAN

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Additional Information

