

# OFFERING MEMORANDUM

26-32 Bond Street | Westbury, New York 11590

## FOR SALE



Commercial



# EXECUTIVE SUMMARY

26-32 Bond Street | Westbury, New York 11590

<b>Building Size:</b>	5,400 SF	<b>Lot Size:</b>	0.38 Acres
<b>Available SF:</b>	-	<b>Parking:</b>	Spaces
<b>Number of Units:</b>	1	<b>Zoning:</b>	Industrial
<b>Year Built:</b>	1955	<b>Frontage:</b>	200 Feet
		<b>Sale Price:</b>	\$3,500,000

*\*enter disclaimer here...*

## Property Overview

This fully renovated office/industrial property is ideal for an owner user or investor looking to maximize lease revenue by separating the lots for lease or developing the lots further. An owner/user may take advantage of having their office and yard at the same location with parking for everyone and proximity to the LIE without the added expense of a buildout. With 5400 square foot office space with private offices, an open bullpen area, and 2nd floor loft space with separate entrances so it can be split into 2 units, the possibilities and layouts are interchangeable. The yard space provides ease for an owner or additional income for an investor. Close proximity to the LIE makes it all come together for the trades and right off the Wantagh Parkway for ease of employees and clients alike. On-site parking, yard storage, and additional street parking available. Taxes for all lots \$42,712.89

*Exclusively represented by:*

**Ben Indiviglia**

Licensed Real Estate Salesperson  
516.353.6549 Email: ben.indiviglia@elliman.com

# PROPERTY HIGHLIGHTS

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- Freestanding Office Building
- Industrial Lots For Vehicle & Equipment Storage
- Close Proximity To Long Island Expressway and Wantagh Parkway
- High End Finishes
- Recently Renovated
- On Site and Street Parking
- Close to Retail and Shops On Old Country Road
- Fenced Yard

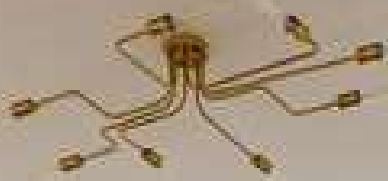


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CHAIRMAN'S CIRCLE  
GOLF CLUB  
BREAKFAST  
Member Club  
Lobby  
Bar

# SITE PLANS

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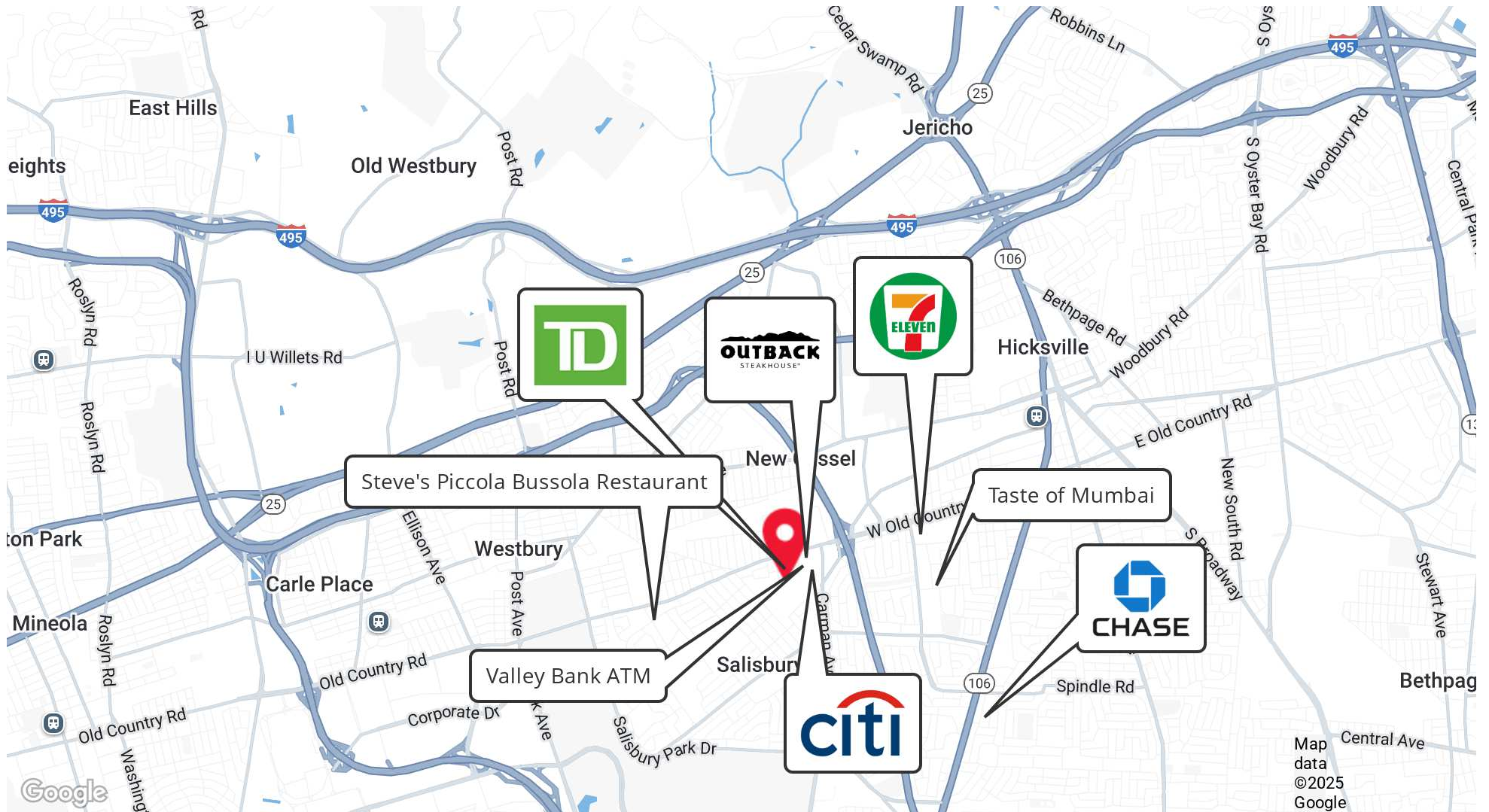
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# RETAILER MAP

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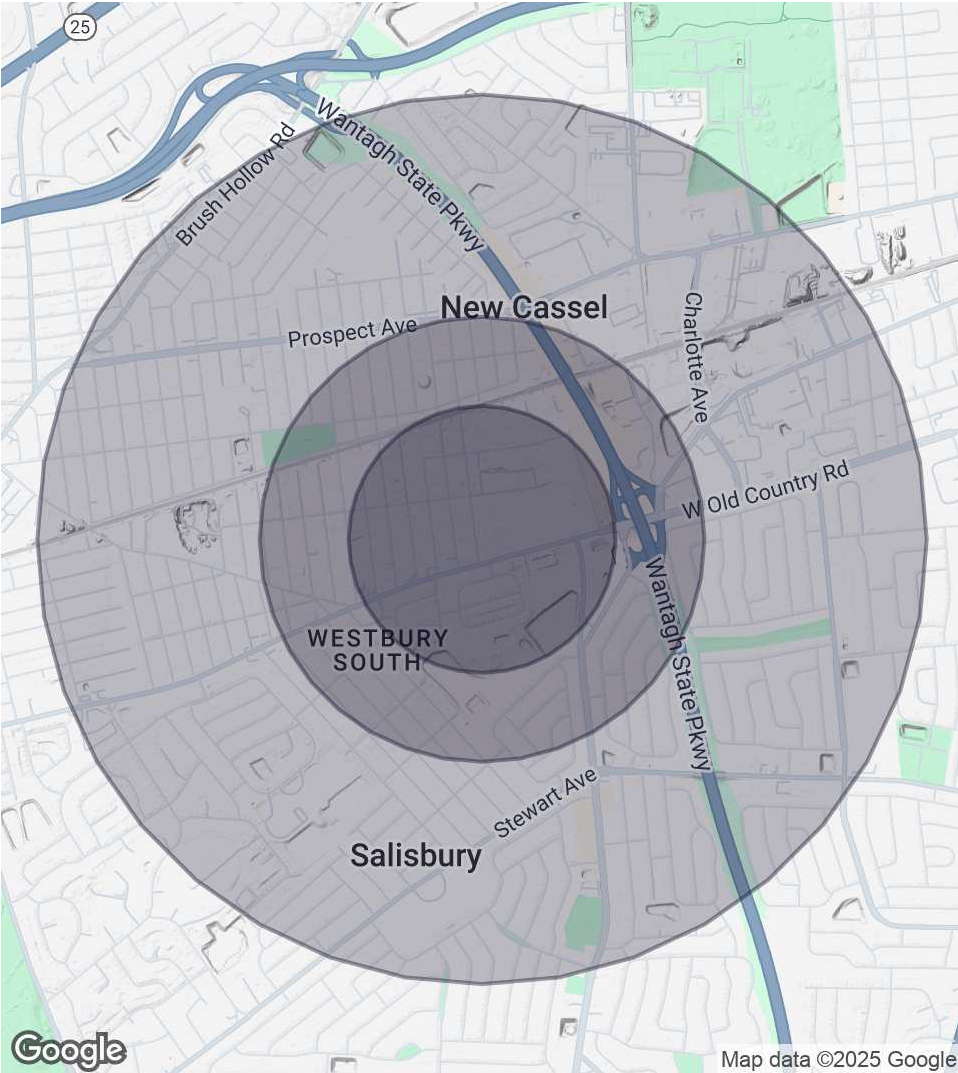
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# DEMOGRAPHICS MAP & REPORT

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### 0.3 Miles Radius

**Population**  
404  
**Households**  
120  
**Average HH Income**  
\$215,974

**Median HH Income**  
-  
**Daytime Population (W/ 16 yr+)**  
-

### 0.5 Miles Radius

**Population**  
4,158  
**Households**  
1,078  
**Average HH Income**  
\$184,088

**Median HH Income**  
-  
**Daytime Population (W/ 16 yr+)**  
-

### 1 Mile Radius

**Population**  
23,964  
**Households**  
6,231  
**Average HH Income**  
\$161,268

**Median HH Income**  
-  
**Daytime Population (W/ 16 yr+)**  
-

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# ADVISOR BIO 1

26-32 Bond Street | Westbury, New York 11590



## Ben Indiviglia

Licensed Real Estate Salesperson

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NY #10401224061

## Professional Background

As a native Long Islander, current resident, and Hofstra Graduate, I have worked in various aspects of retail banking, mortgages, financial services, and real estate. I began my career at The Long Island Savings Bank as a teller while attending college. I continued after graduation with the bank which was purchased by Astoria Federal. I later worked as a team leader in a local call center. I moved on as a Client Financial Analyst with Citibank as they acquired European American Bank and then decided to add to my knowledge base by joining Preferred Empire Mortgage, a local mortgage broker. While observing the mortgage industry grow beyond expectations, I decided to again diversify my experience by leaving the mortgage company in June 2006 and pursued a career as a financial advisor with Investors Capital, a nationwide independent broker/dealer. I obtained my real estate license in order to help people navigate these turbulent times in the real estate market as well. Observing the real estate market locally over the past 15 years has really given insight to what is out there. The combined 30 years of experience allow me to view a client's complete financial scenario from many perspectives. I enjoy being able to help homeowners and business owners make good decisions based on their needs.

### Douglas Elliman Commercial - Long Island

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## We Are Commercial Real Estate

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Commercial real estate involves more than just property listings. To get the most effective results, you need to partner with a company that has a full complement of services and an in-depth team of professionals to help with all your needs. Douglas Elliman's team of commercial real estate experts is committed to unrivaled performance standards when working with tenants, investors, purchasers and owners. We represent all major property types including office, industrial, retail, apartment and land. We treat each assignment with commitment and focus, from a single transaction in a local market to national and multi-market assignments. We help negotiate contracts, coordinate construction and provide both property management as well as ongoing advisory service to satisfy your changing real estate needs. Our breadth of market knowledge, unprecedented network and use of innovative technology extend to all types of property transactions. For information on our services please contact us today.