



Property Includes Business  
**FOR SALE: \$2,999,999**

**DGNY**  
Commercial

**21 BROADWAY AVENUE, FAIR HARBOR, NY**

**±3,800 SF RETAIL STOREFRONT/RESIDENTIAL BUILDING**

**Commercial Property with Successful Established Business**

**Gary Pezza CIREC**  
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**Nathaniel Larson**  
Real Estate Salesperson  
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Property Details

# ±3,800 SF MULTI-USE RETAIL/RESIDENTIAL BUILDING

Commercial Property Including Established Business. Investor/Owner-User

**TENANCY:** MULTIPLE (2 TENANTS) (2) ±1,900 SF SPACES W/SEPARATE ENTRANCES

**RETAIL:** PIONEER MARKET (FULLY STOCKED) ±1,900 SF

**RESIDENTIAL:** 2 BEDROOM APARTMENT (OWNER USE OR RENTAL INCOME) ±1,900 SF

Included with Pioneer Market: Computerized House Account System. An ATM. Cooking Hood with Fire Suppressant System. 2 Golf Carts, 4 Pallet Jacks and a Tool Shed. 1 Walk-in Freezer, 2 Walk-in Cooler Boxes and an Ice Cream Service Window.

# FOR SALE: \$2,999,999

TAX MAP: 0500-493-00-02-00-036-000

**TAXES:** \$13,404.37

**NOI:** \$93,682.14

**STORIES:** 2

# TURNKEY INVESTMENT OPPORTUNITY

OPERATING ANNUALLY: MAY THROUGH OCTOBER

# 21 BROADWAY AVENUE, FAIR HARBOR, NY

FOR SALE: ±3,800 SF Retail Storefront Retail/Residential Building with Business



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**For more information on this exclusive, contact:**

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