

FOR SALE | INDUSTRIAL

700 SUMMA AVENUE

Westbury, New York 11590



RENOVATED. INCOME-PRODUCING. CENTRALLY LOCATED.

A fully renovated industrial facility offering an attractive combination of in-place income, low property taxes, secure outdoor area, and convenient access to major Long Island distribution routes.

ASKING PRICE

\$1,475,000

ANNUAL RENT

\$90,000

APPROX. NOI

\$80,012

INDICATIVE CAP

5.42%



OWNER-DIRECT OPPORTUNITY

Salvatore Coico | 516-287-4087 | dsimporters@gmail.com

COMPLETE 2025 RENOVATION

MOVE-IN-READY INDUSTRIAL FACILITY

- New roof and fully refreshed exterior envelope
- All-new LED lighting and upgraded electrical service
- New plumbing systems and new HVAC equipment
- New blacktop, refreshed striping, and new stucco
- Renovated office space and clean warehouse interior

PROPERTY HIGHLIGHTS

PROPERTY TYPE	Industrial / Distribution
TENANCY	Single Tenant
BUILT / RENOVATED	1963 / 2025
CLEAR HEIGHT	Over 13 Feet
LOADING	Drive-In Door
SITE	Secure Fenced Lot

INVESTMENT SNAPSHOT

Current Monthly Rent	\$7,500
Annual Rental Income	\$90,000
Property Taxes	\$9,987.73
Approximate NOI	\$80,012.27

PRIME CENTRAL NASSAU LOCATION

Conveniently positioned near Old Country Road and the Wantagh State Parkway, providing efficient access to major commercial corridors and regional distribution routes throughout Long Island and the New York metropolitan area.



DRIVE-IN ACCESS AND SECURE LOT



BRIGHT, RENOVATED WAREHOUSE



RENOVATED OFFICE SPACE

FOR PROPERTY INFORMATION AND PRIVATE SHOWINGS

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