

# Amityville Retail or Office

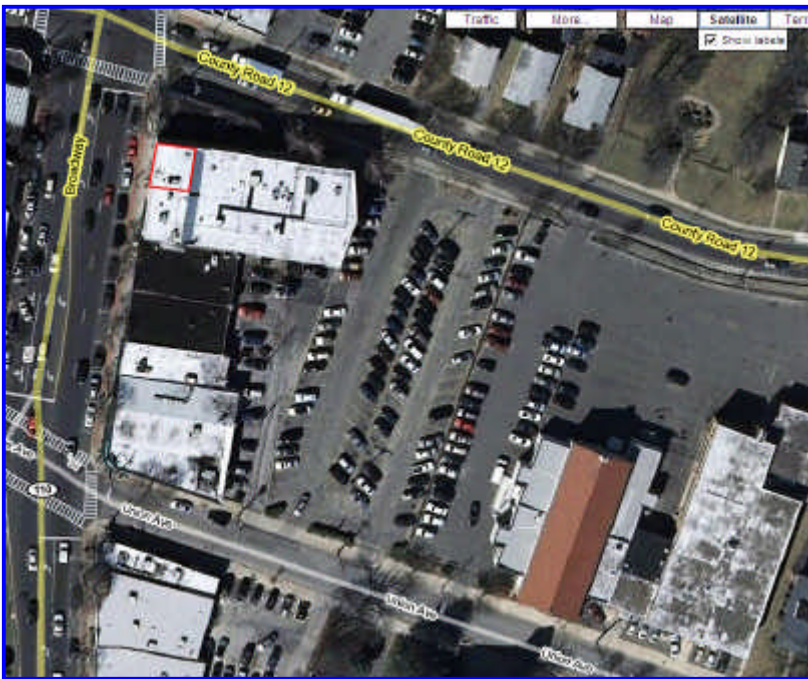
## Heart of Downtown - Just 1 Block from LIRR



**313 – 7,594 SF**  
**\$25/SF 34' Frontage**



Move in Condition w/ Kitchen  
Plenty of Parking



**Heart of Downtown,  
Charming Village Atmosphere,  
Central Business District  
Nationally Known Community**

For Private Showing Call Exclusive Agent:  
**Paul G. W. Fetscher CCIM, SCLS**  
**Great American Brokerage**  
**(516) 889-7200 Fax (516) 889-5113**  
[GtAmerican@aol.com](mailto:GtAmerican@aol.com) [www.RestaurantExpert.com](http://www.RestaurantExpert.com)

Space	SF	Ground Floor
C	313	Office
F	1,070	Office
B	1,088	Office
E	1,277	Office
C+F	1,383	Office
B+C	1,401	Office
D	1,760	55' Storefront 36' Prime Storefront
A	2,086	Office
E+F	2,347	55' Storefront
D+E	3,037	Retail
A+B	3,174	Retail
A+B+C	3,487	55' Storefront
D+E+F	4,107	Retail Combined
A,B,C,D,E,F	7,594	

## 221 Broadway Amityville, NY

All spaces are suitable for Office.  
Broadway space can be used for retail with size ranging from 2,086 – 3,487 SF.  
As much as 7,524 can be combined for Retail or Offices.



**For Private Showing Call Exclusive Agent:**  
**Paul G. W. Fetscher CCIM, SCLS**  
**Great American Brokerage**  
 (516) 889-7200 Fax (516) 889-5113  
[GtAmerican@aol.com](mailto:GtAmerican@aol.com) [www.RestaurantExpert.com](http://www.RestaurantExpert.com)

