

INVESTMENT PROPERTY FOR SALE

FULLY LEASED AUTO REPAIR SHOP

445 E. Main Street, East Patchogue, NY 11772



For More Information:



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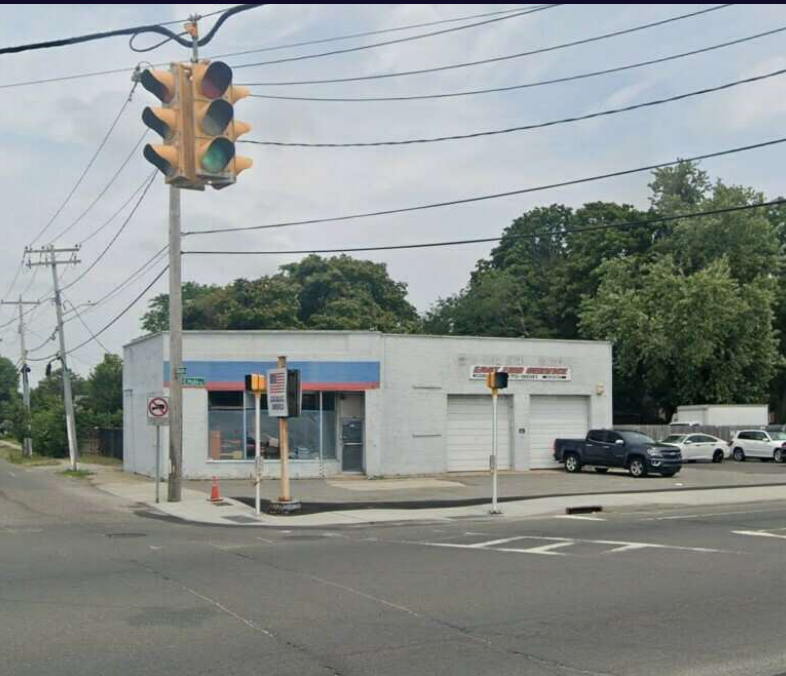
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Corner Retail Property -Fully Leased

445 E. Main Street | East Patchogue, NY 11772



Offering Summary

Sale Price:	\$899,000.00
Annual Taxes:	\$13,820.09
Building Size:	2,029 SF
Lot Size:	0.37 Acres
Frontage:	105 Feet
Curb Cuts:	(3) Three

Property Overview

Fully Leased! 2,029 +/- SF Auto Repair Shop on a Busy Corner in the Heart of Patchogue! Located a 4 Way Traffic Light. This Property Features 3 Curb Cuts. 0.37 Acre Lot With 105 Feet of Frontage. An Ideal Redevelopment Opportunity! Strategically Located on Heavily Traveled Montauk Highway with Traffic Counts of Over 25k Vehicles Per Day! Great Investment Opportunity!

Property Highlights

- Ideal Investment Property
- Fully Leased Auto Repair Shop
- Minutes From Patchogue Village

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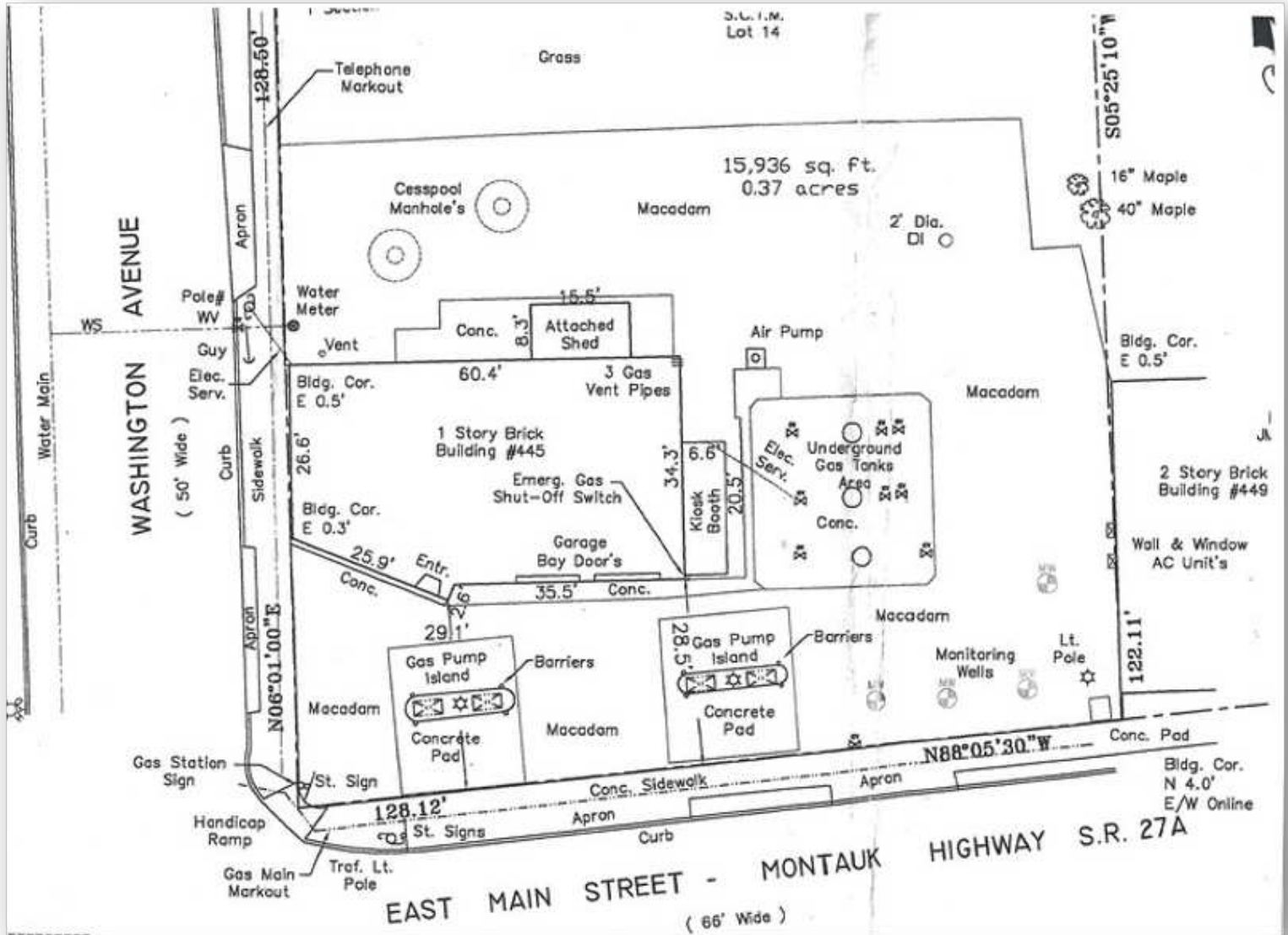
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Property Survey

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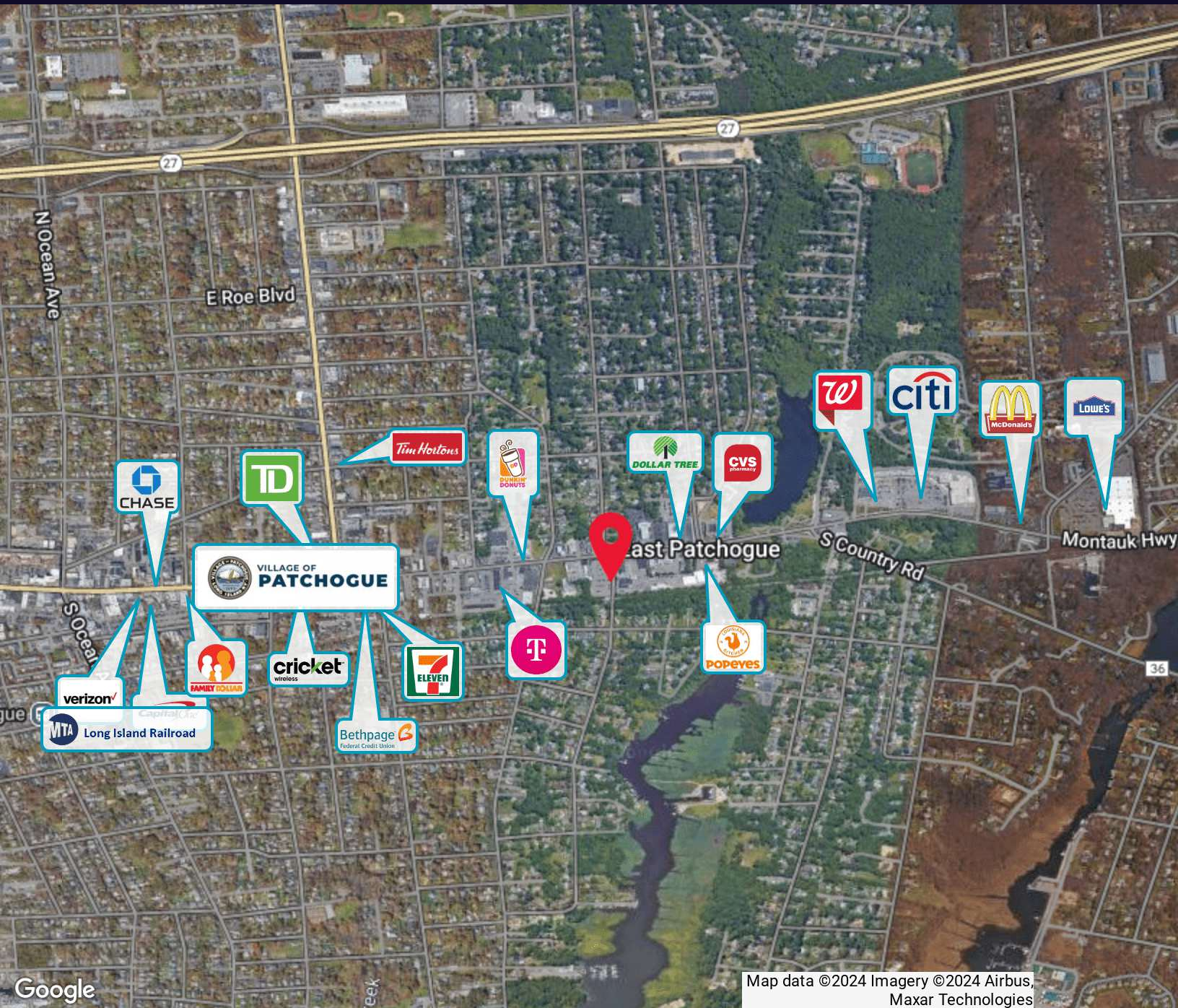
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National & Local Retailer Map

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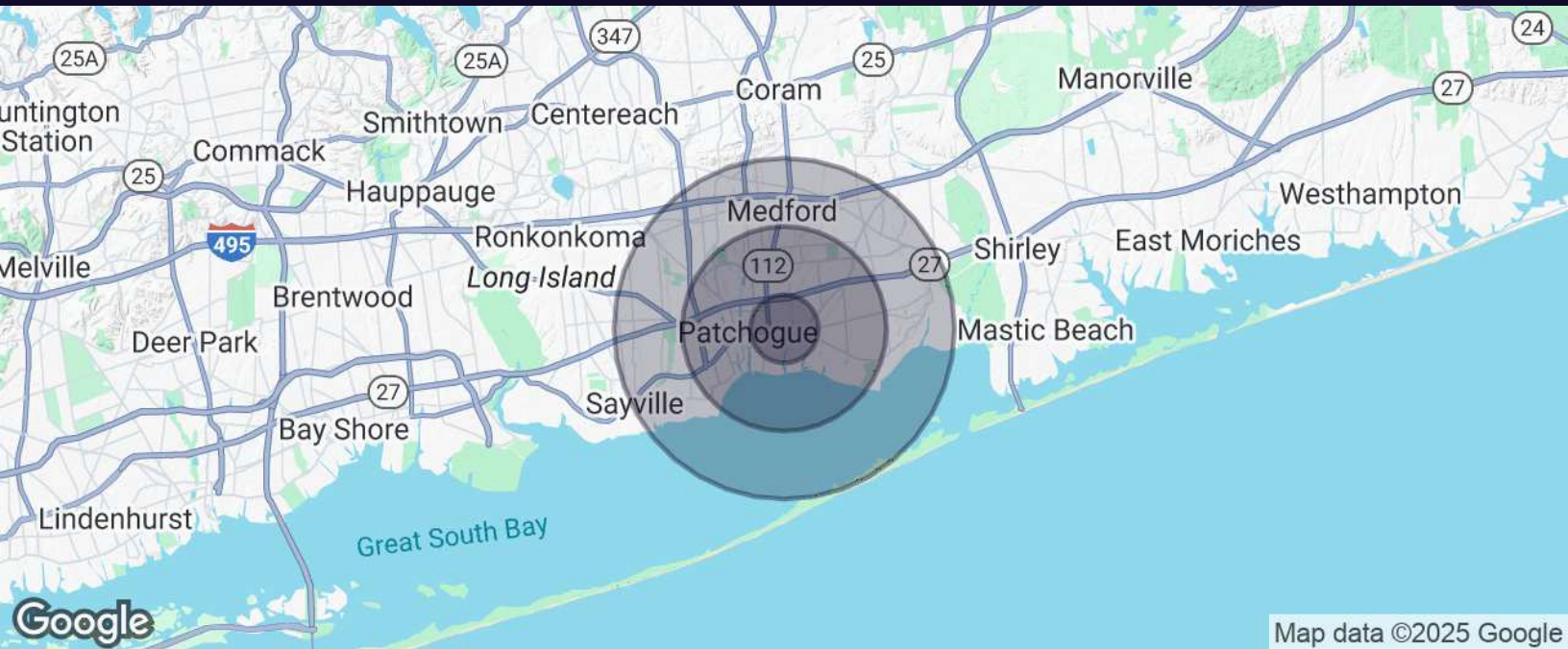
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Demographics Map & Data

445 E. Main Street | East Patchogue, NY 11772



Population	1 Mile	3 Miles	5 Miles
Total Population	8,954	64,808	142,571
Average Age	36.2	37.3	37.9
Average Age (Male)	32.5	35.2	36.9
Average Age (Female)	41.8	40.0	39.2

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	3,543	23,967	50,537
# of Persons per HH	2.5	2.7	2.8
Average HH Income	\$71,761	\$79,144	\$88,441
Average House Value	\$324,796	\$355,567	\$403,471

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Retail Property For Sale / Lease

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