

FOR SALE | IDEAL INVESTMENT OR END USER OPPORTUNITY

FREESTANDING RESTAURANT

469 Main St. West Sayville, New York 11796



For More Information Contact The Exclusive Broker:

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 **Douglas Elliman**
Commercial

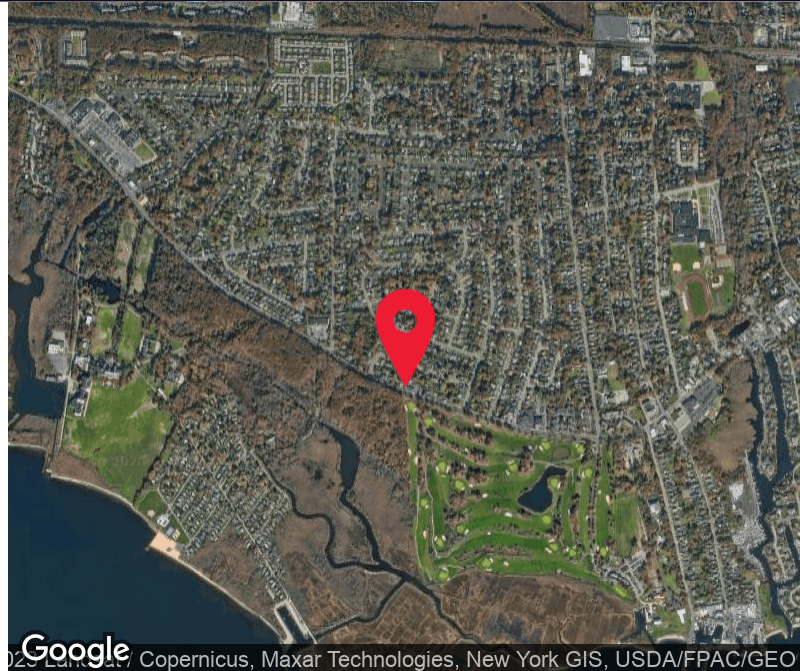
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Restaurant Property FOR SALE

469 Main St West Sayville, NY 11796



Google Copernicus, Maxar Technologies, New York GIS, USDA/FPAC/Geo

Offering Summary

Sale Price:	\$1,150,000
Building Size:	2,600 SF
Lot Size:	0.94 Acres
Taxes:	\$37,319
Year Built:	1950
Renovated:	2022
Zoning:	Commercial Business A
Traffic Count:	16,267

Property Overview

Excellent Opportunity to Purchase this 2,600 SF Freestanding Retail/Restaurant Building Located on Heavily Traveled Main Street in West Sayville. With Over 16K Vehicles Passing this Location Per Day this is the Ideal Building for any Retail/Restaurant Use. Ample Parking For 35 Cars on Large 0.94 Acre Lot, Plus Small Overflow Lot, Former Restaurant Established for 45+ Years, Full Basement for Dry Storage. Perfect for Restaurant / Sports Bar /Grill. Building was Renovated within the Past Year and includes New Siding, New Roof, New A/C. Interior is Vanilla Box and Ready for New Owner to Make their Own! The Property Also Includes a 300 SF Building That Is Home to a Popular Italian Ice Business (7 years remaining on lease) and an Additional 800 SF Building for Storage. Incredible Opportunity That Will Not Last! Minutes To Sayville Village and all of Its Amenities. Ideal for Investor or End-User!

Property Highlights

- 247 Feet Of Frontage On Main Street
- 35 Parking Spaces + Small Overflow Lot
- +/- 300 SF Italian Ice business generating \$1,050/ month income.
- +/- 800 SF Building for Storage

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Property Photos

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Interior Photos

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Kitchen Photos

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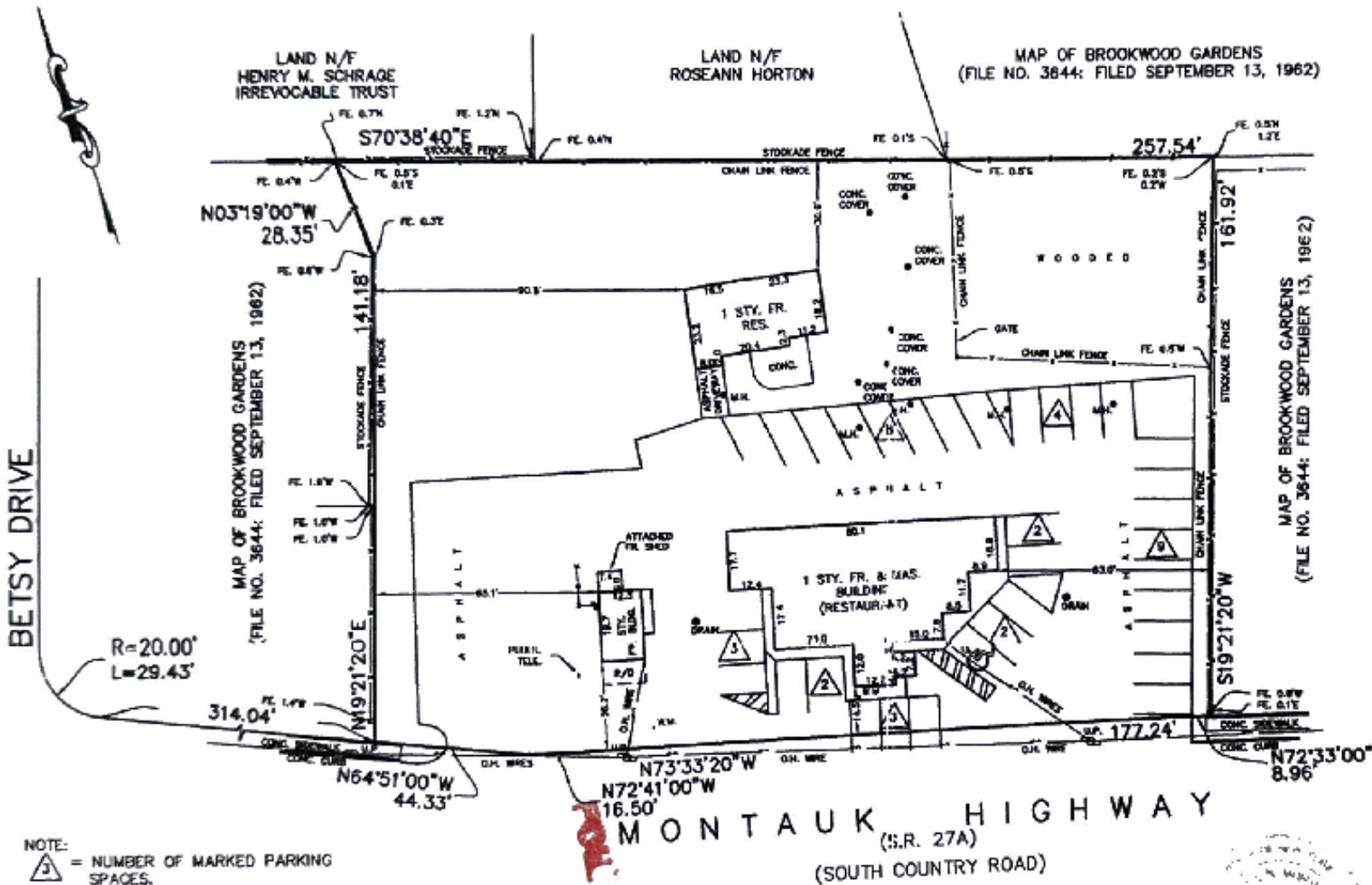
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Property Survey

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NOTE:
 △ = NUMBER OF MARKED PARKING SPACES.

Intentional alteration or addition to this survey is a violation of Section 1709, sub-section 2, of the Real Property Law.

Copy of this Survey map not bearing the name of the Surveyor's name or seal shall not be considered to be a valid map copy.

Certification Individual License Agency shall this survey was prepared in accordance with the existing Code of Practice for Land Survey adopted by the New York State Association of Professional Land Surveyors. Said survey was prepared only for the purpose for which the same is represented on the label to the this survey. The surveyor shall not be held liable for any errors or omissions in the field notes and/or computer printouts or for any other errors or omissions in the field notes and/or computer printouts or for any other errors or omissions in the field notes and/or computer printouts. Certifications are not transferable to another person or persons other than those shown above.

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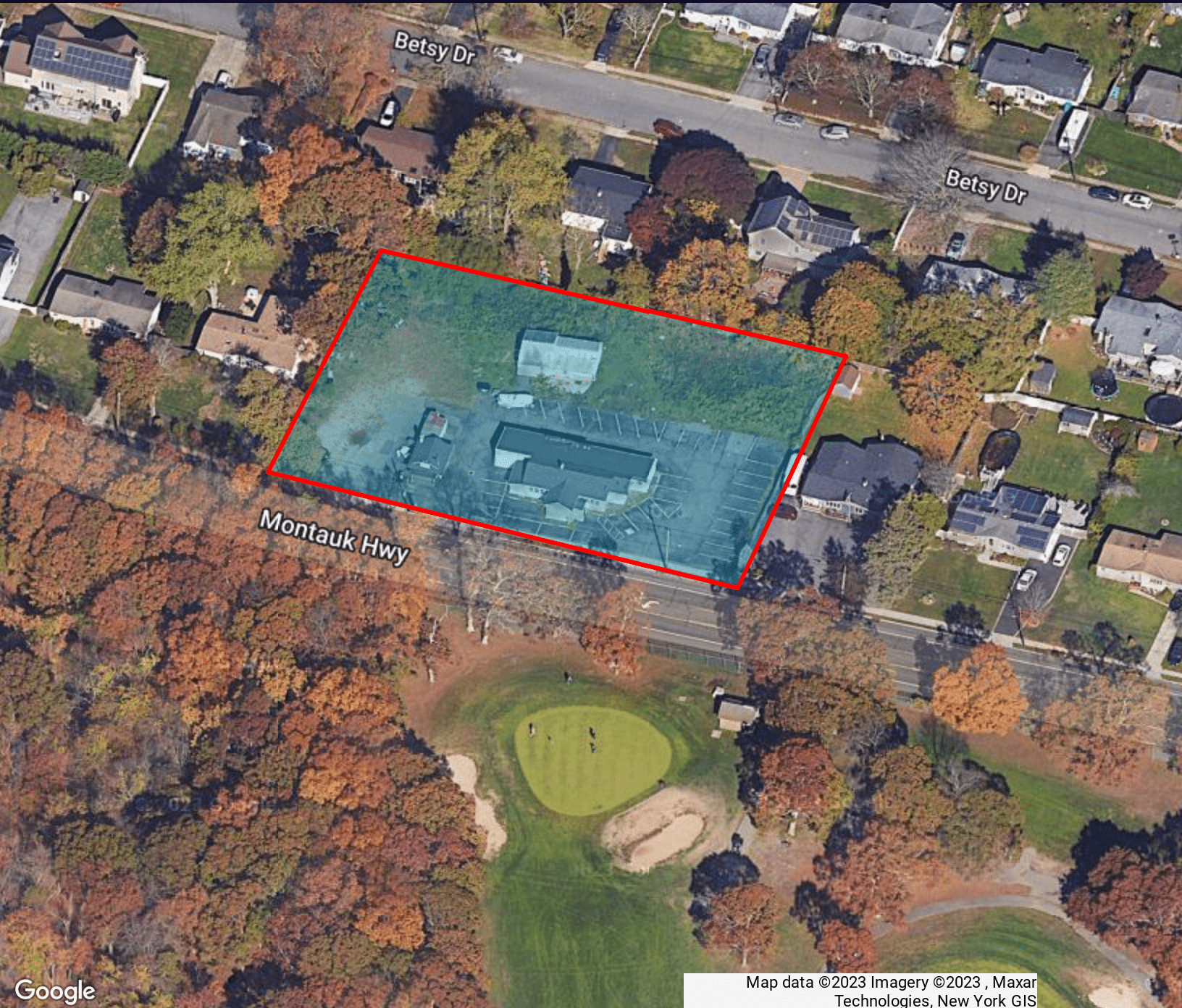


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Aerial View of Property

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Google

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Local + National Retailer Map

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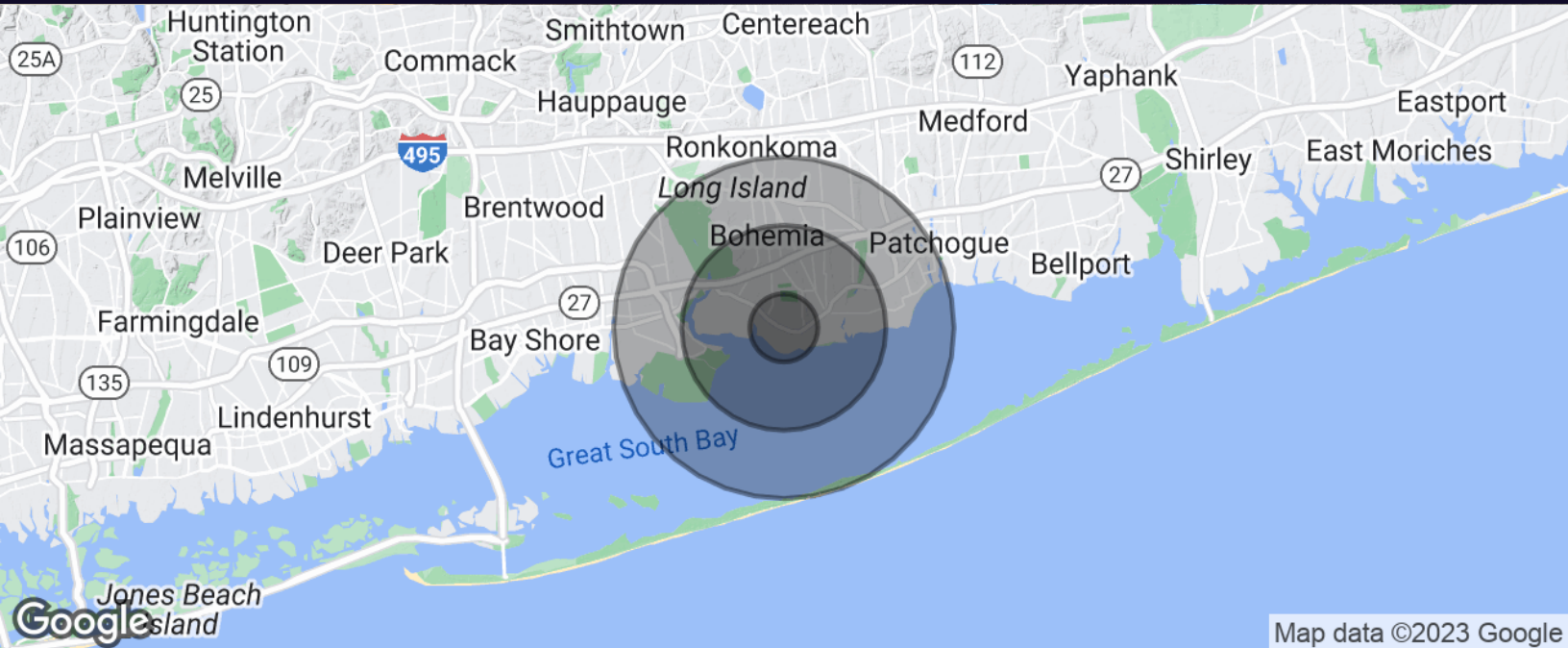
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Property Demographics

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Map data ©2023 Google

Population	1 Mile	3 Miles	5 Miles
Total Population	6,171	36,157	95,892
Average Age	47.3	44.8	42.5
Average Age (Male)	46.8	42.6	40.4
Average Age (Female)	47.8	47.1	44.8

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	2,510	14,528	38,351
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$118,746	\$128,342	\$119,448
Average House Value	\$419,653	\$451,617	\$428,608

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