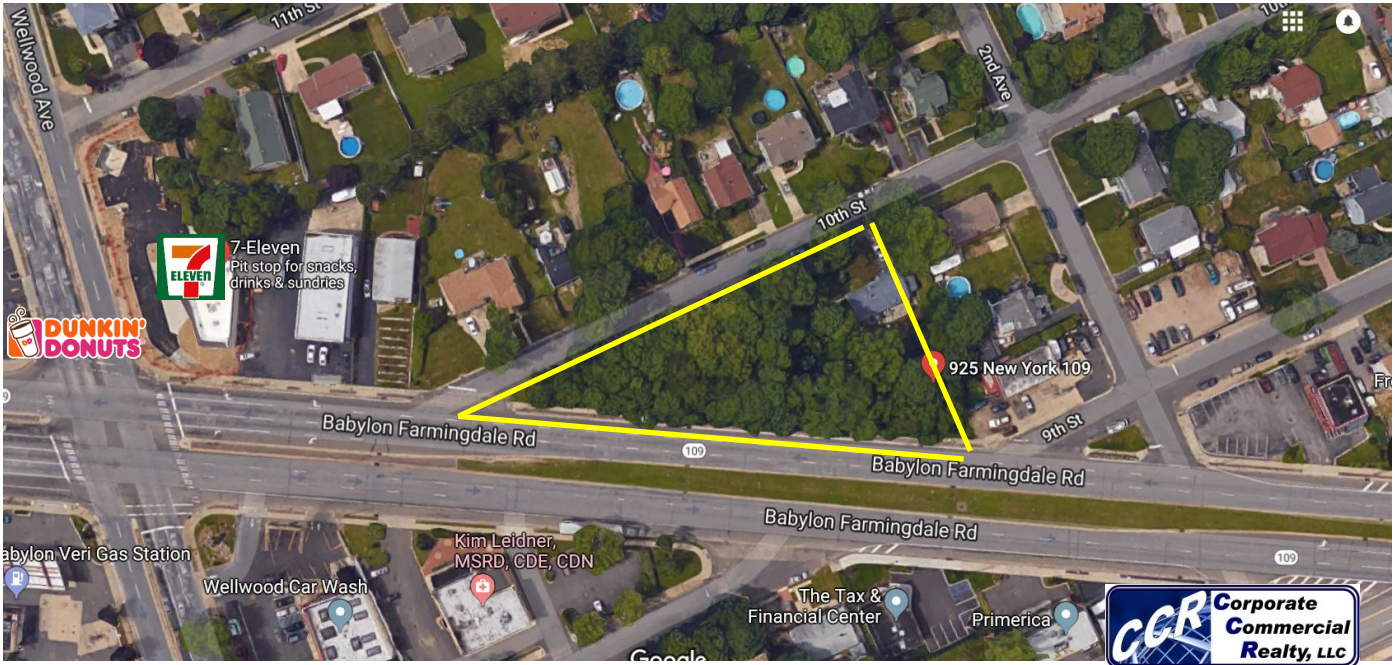




FOR SALE
OR LAND LEASE

Commercial Land Parcel
38,190 sq. ft. (0.88 acre).
925 Route 109, West Babylon, NY

Price: \$1,195,000



Price: \$1,195,000

Building Size: Vacant land
Lot Size: 38,190 sq. ft. (0.88 acre)

Current Zoning: E-business
Frontage: over 400 feet frontage on heavily traveled Rte. 109
RE Taxes: +/- \$16,745 (all parcels)

Excellent location on north side of Route 109, close to Southern St Pkwy. Close to banks, shopping & restaurants



For additional information, please contact:



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Email: ghubner@CorporateCommercialRE.com

1 John Street / Suite 204
Babylon, NY 11702
www.CorporateCommercialRealty.com

Information herein is believed correct but is not warranted. Purchaser is strongly encouraged to verify the accuracy of all material information contained in this listing sheet. This verification should include all information for Purchaser's intended use of the property for any particular purpose. All information contained herein are representations from many sources including the seller/owner. The broker has undertaken no independent investigation to verify the accuracy of the information provided. Images, content and design Copyrighted CCR 2008-2012



Land at 925 Route 109 West Babylon, NY

Property Address	Town	Size (acre)	Lot SF	Parcel #	Note	Zoning	Taxes
925 Route 109	West Babylon	0.18	8030	S0100-129-00-01-00-039-000	vacant	E Business	\$2,771
123 10th Street	West Babylon	0.26	11400	S0100-129-00-01-00-001-000	vacant	E Business	\$3,368
127 10th Street	West Babylon	0.07	2920	S0100-129-00-01-00-002-000	vacant	E Business	\$660
131 10th Street	West Babylon	0.07	2920	S0100-129-00-01-00-003-000	vacant	E Business	\$691
135 10th Street	West Babylon	0.07	2920	S0100-129-00-01-00-004-000	vacant	E Business	\$707
139 10th Street	West Babylon	0.14	6000	S0100-129-00-01-00-005-000	SF house	E Business	\$8,010
143 10th Street	West Babylon	0.09	4000	S0100-129-00-01-00-006-000	vacant	E Business	\$538
		0.88	38190				\$16,745



Area Demographic

		1 mile	3mile	5 mile
Population	2018 Total Estimate	13,645	134,295	315,713
	Average Age	38.8	39.1	40.1
Households	2018 total	4,308	42,651	105,010
	Avg Income	\$84,319	\$83,123	\$94,470
	Household size	3.1	3.1	2.9
Housing	Median Value	\$343,782	\$345,057	\$380,448
Traffic Volume	Average daily traffic count of 33,000+ vehicles			



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