



Island Associates Real Estate Inc.

We create value

For Sale

65-71 Sycamore Street
Patchogue, NY



Jason Merrell

Jason@IslandAssociates.com

631-767-3033

444 Rt. 111, Suite 1 Smithtown, NY 11787 . 631 982-2100 .

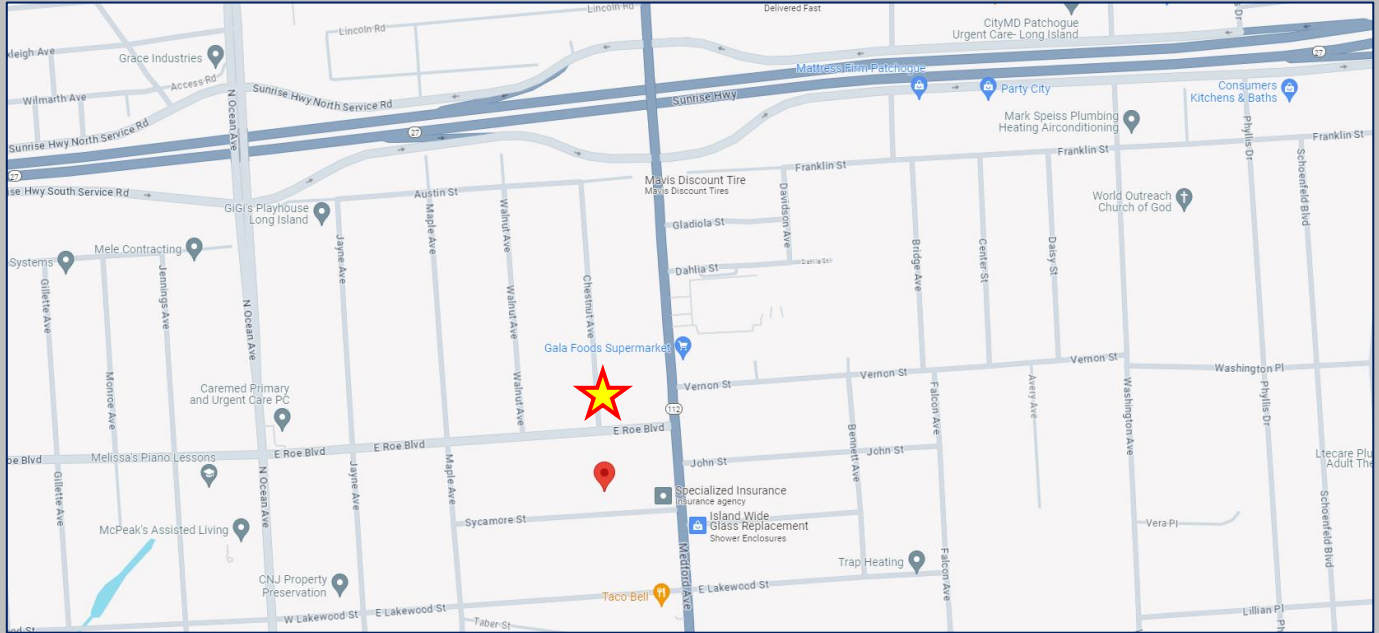
8,000 SF Industrial Building on .97 Acres Available

800 SF Freestanding 1BR Apartment

Price: \$2,200,000

\$250 PSF

Taxes: +/- 18,704

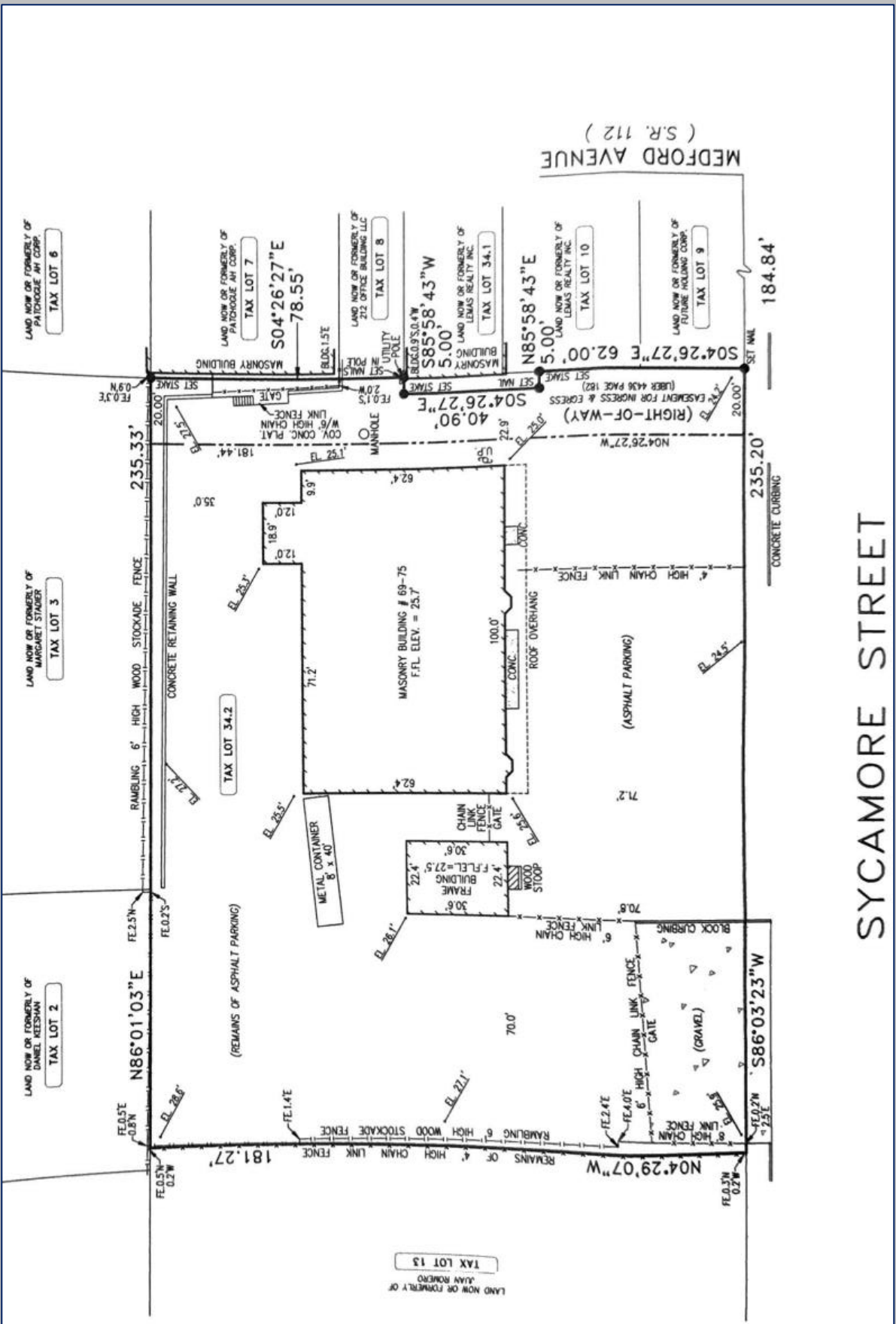


- ❖ 20% Dedicated Office Space
- ❖ 16' Ceilings
- ❖ Newly renovated office space
- ❖ Ample Parking – 25 spaces
- ❖ Large Fenced-in yard
- ❖ Outdoor Storage for Trucks / Equipment
- ❖ Freestanding 1BR Apartment
- ❖ Zoning: Commercial

Demographics	1 Mile	3 Miles	5 Miles
Total Population	13,245	77,262	163,476
Average HH Income	\$115,477	\$117,492	\$127,783

All information is subject to errors, omissions, modification, and withdrawal.
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SYCAMORE STREET



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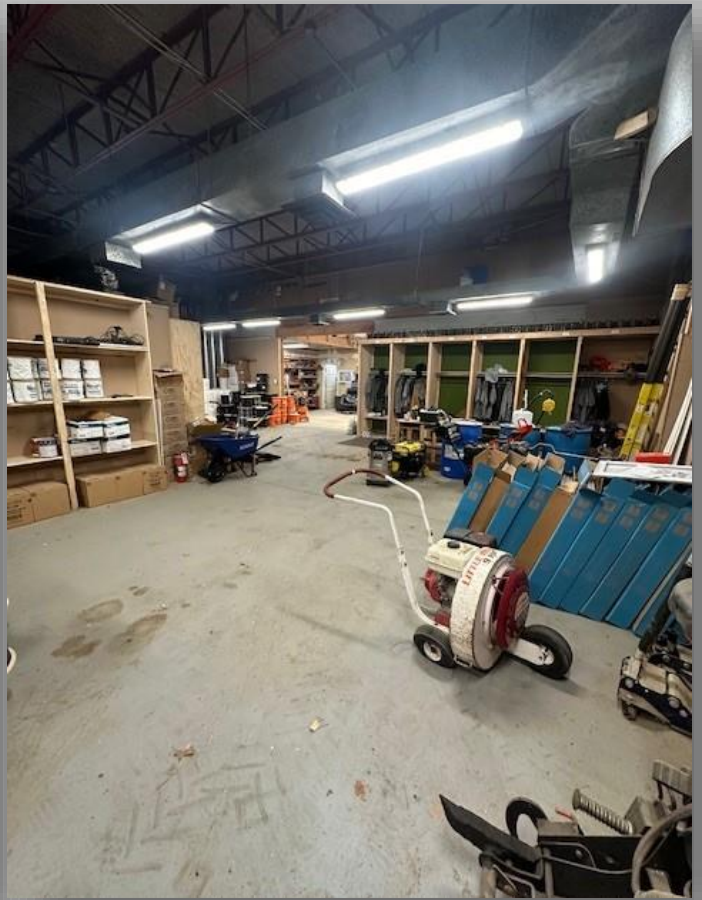
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