

1032 Portion Rd
Farmingville, NY

FOR SALE
Asking Price \$900,000



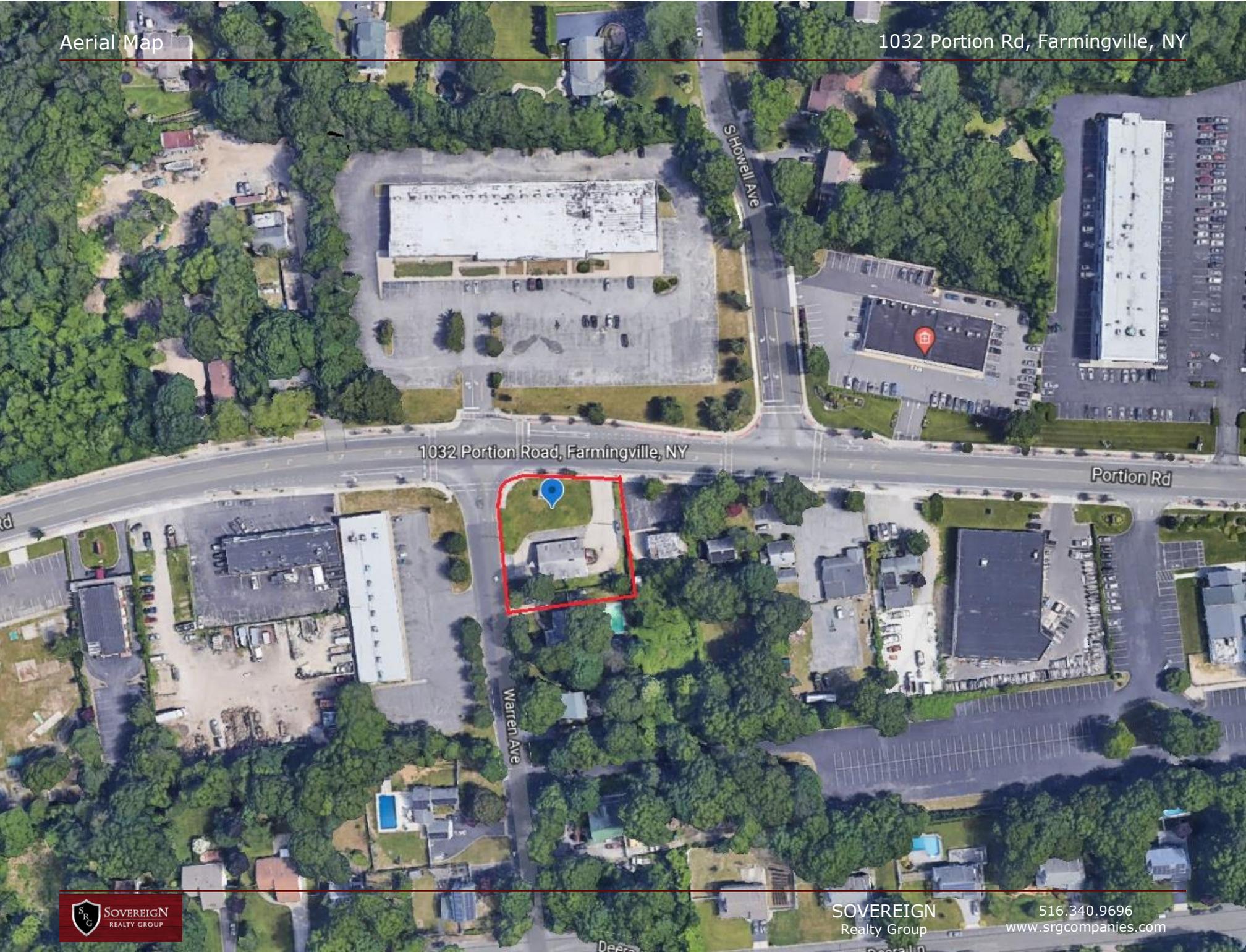
Former Dairy Barn Store with double drive-thru
Highly Visible Corner Location



PROPERTY OVERVIEW

Address:	1032 Portion Rd., Farmingville, NY
Intersection:	SEC of Warren St.
Gross Leasable Area:	+/- 1,000 SF
Lot Size:	0.29 Acres
Lot Frontage:	+/- 145' on Portion Road
Parking:	Expandable
Curb Cuts:	2
Zoning:	J-2
Population: 5 Mile	235,783
Median Income: 1 Mile	\$117,669
Traffic Count:	20,846 cars daily
Real Estate Taxes:	\$9,147.03

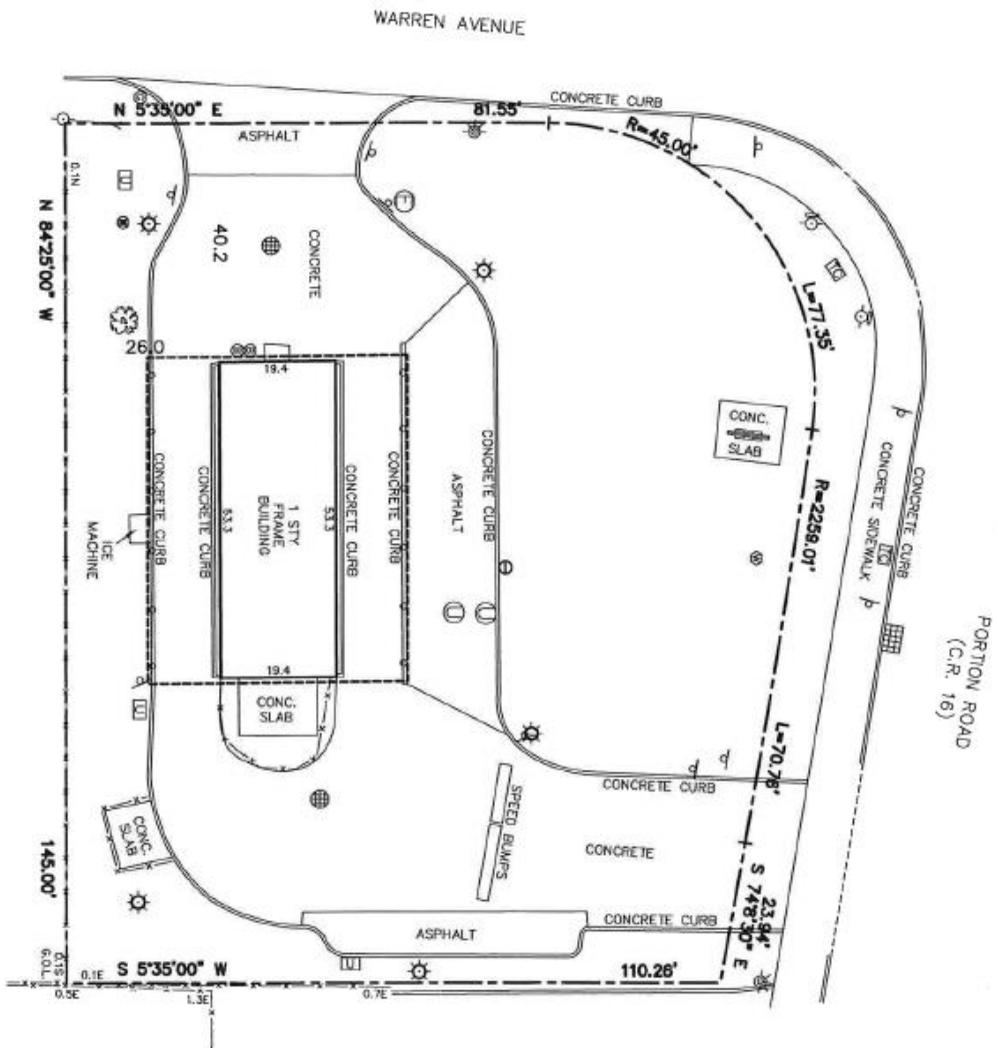




1032 Portion Road, Farmingville, NY

LEGEND

	TREE		WOOD UTILITY POLE		CATCH BASIN
	DRAIN MAN HOLE		W/LIGHT		CURB INLET
	ELECTRIC MAN HOLE		BOLLARD		SIGN
	SEWER MAN HOLE		WOOD UTILITY POLE		MONUMENT
	TELEPHONE MAN HOLE		FLAG POLE		COMMERCIAL SIGN
	UNKNOWN MAN HOLE		FENCE POST		CHAIN LINK FENCE
	PEDESTRIAN CROSSING POLE		METAL COLUMN		STOCKADE FENCE
	DROP INLET		GAS VALVE		SPLIT RAIL FENCE
	METAL LIGHT POLE		WATER METER		BUILDING OVERHANG
			HYDRANT		PROPERTY LINE
			UNKNOWN BOX		TAX LOT LINE
			TRAFFIC CONTROL BOX		DROP CURB



PROPERTY SURVEY
SITUATED IN
FARMINGVILLE
TOWN OF BROOKHAVEN, SUFFOLK COUNTY, NEW YORK

SUFFOLK COUNTY TAX MAP DISTRICT 200, SECTION 624, BLOCK 4, LOT 10

Melvin Kleeger, P.L.S.
LICENSED LAND SURVEYOR
46 KNOWLWOOD ROAD
ROCKVILLE CENTER, NY 11570

DATE: APRIL 16, 2010
SCALE: 1"=20'
SHEET: 1 OF 1
SURVEY NO. TP 904759

CERTIFIED TO:
TITLERO AGENCY, LLC
STEWART TITLE INSURANCE CO.

N.Y.S. LICENCE NO. 39831



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Prospective purchasers are advised that as part of the solicitation process, seller will be evaluating a number of factors including the current financial qualifications of the current purchaser. Seller expressly reserves the right in its sole and absolute discretion to evaluate the terms and conditions of any offer, and to reject any offer without providing a reason, therefore. Further, seller reserves the right to terminate the solicitation process at any time prior to final execution of the Purchase Agreement.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms hereof. In no event shall a prospective purchaser have any other claims against Seller or Sovereign Realty Group LLC or any of their affiliates, respective officers, directors, shareholders, owners, employees, or agents for any damages, costs, liability, or causes of action relating to this solicitation process or the marketing or sale of the property.

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ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONTACT AN SRG REPRESENTATIVE FOR ADDITIONAL INFORMATION.

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