

# OFFERING MEMORANDUM

85 Carleton Ave., Islip Terrace NY 11752

## FOR SALE

**ia**

Island Associates Real Estate, Inc.

[www.islandassociates.com](http://www.islandassociates.com)

# EXECUTIVE SUMMARY

**85 Carleton Ave., Islip Terrace NY 11752**  
**For Sale**

**Sale Price \$975,000.00**

**Parcel: 0500-273-00-03-00-052**

**Building Size: 3,000 SF**

**Lot Size: .25 Acres**

**Parking: 5 Surface Spaces**

**+Municipal parking of 30+ spots**

**+/- 18,457 Vehicles Per Day**

**Taxes: \$14,871.70**

**Zoned: BD**

**Frontage: 54' on Carleton Ave & 110' on Richard Ave.**

**Exclusively represented by:**

**Robert Monahan**  
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# PROPERTY HIGHLIGHTS:

**85 Carleton Ave., Islip Terrace NY 11752**

Freestanding Restaurant for Sale: Exceptional opportunity to own a freestanding restaurant property in the heart of Islip Terrace. Located on Carleton Avenue, this highly visible site offers strong street presence and easy access for both local and destination traffic.

Standalone building provides flexibility for a wide range of restaurant or food concepts. Ideal for owner-operators or investors looking to establish or expand in a well-traveled Long Island market. The property's layout and freestanding nature make it suitable for dine-in, takeout, or specialty food uses. A rare chance to secure a restaurant location with long-term upside in a desirable Suffolk County community.

Demographics	1 Mile	3 Miles	5 Miles
Total Population	10,036	95,171	232,292
Average HH Income	\$145,179	\$135,115	\$135,652

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# PROPERTY PHOTOS

1212 Mocking Bird Lane  
3 Story Scary House



# PROPERTY PHOTOS

85 Carleton Ave., Islip Terrace NY 11752  
Freestanding Restaurant For Sale



# AERIAL VIEW OF PROPERTY

85 Carleton Ave., Islip Terrace NY 11752  
Freestanding Restaurant For Sale



