



Office Property For Sale

6284 New York 25A Wading River, NY 11792



Offering Summary

Sale Price:	\$499,000
Building Size:	1,080 SF
Lot Size:	0.18 Acres
Taxes:	\$12,729
Year Built:	1966
Renovated:	2021
Zoning:	Business
Heat/Air	Oil/Central

Property Overview

Excellent Corner Office property located at the intersection of Rt 25A and Wading River Manor Rd. in Wading River. The building has been an office building since 1982. It is approx. 1,080 SF with a full and partial basement. All major mechanicals have been recently updated including HVAC, Water Heater and Electric. Very little to be done other than interior changes for new office concept. Property backs up to Phil's restaurant and neighbors a dental office. Great opportunity for an office end user.

Property Highlights

- Prime Location
- Corner Parcel
- Traffic Light Intersection
- Recently Updated

For More Information:

Dennis Gandley

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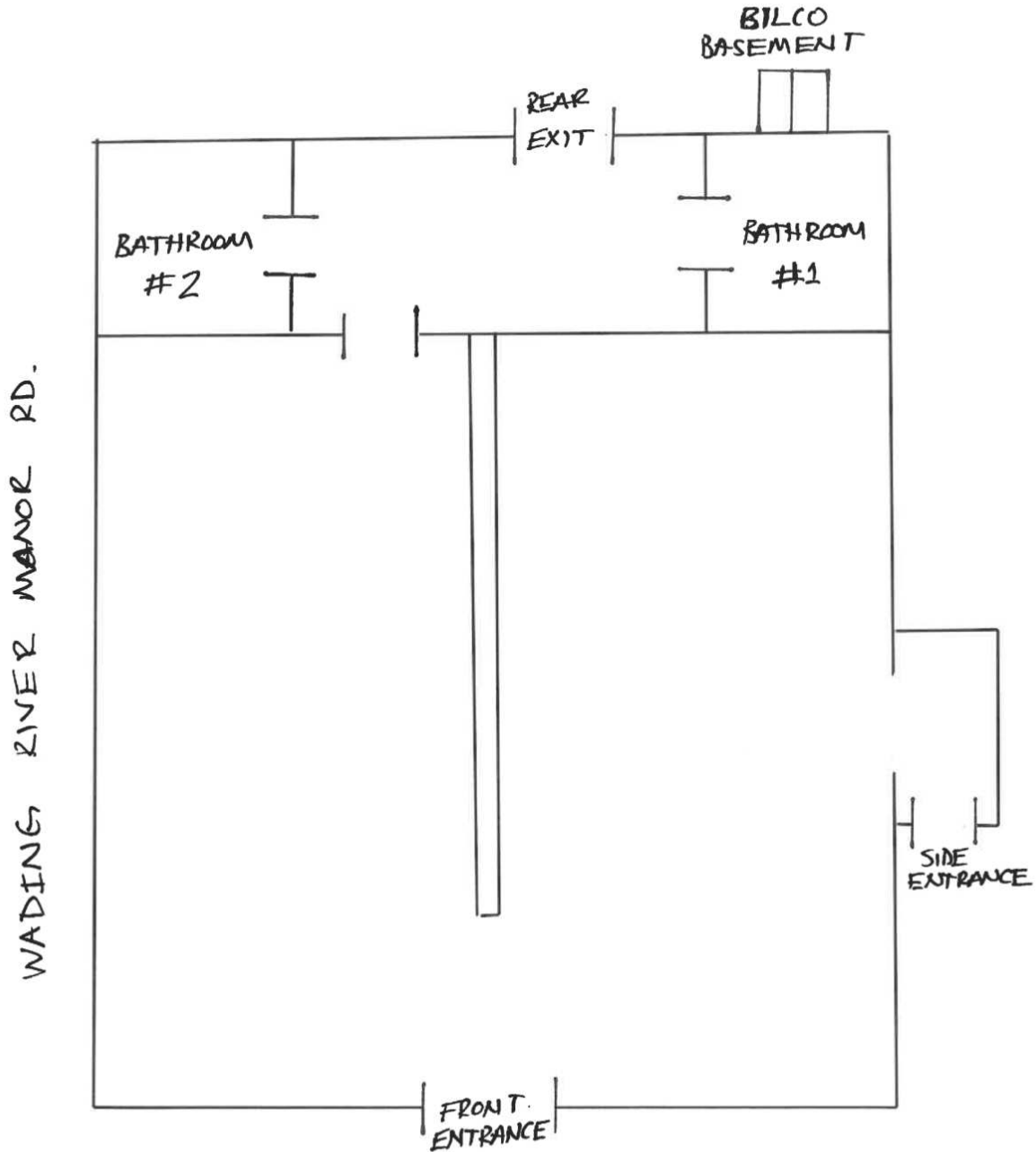
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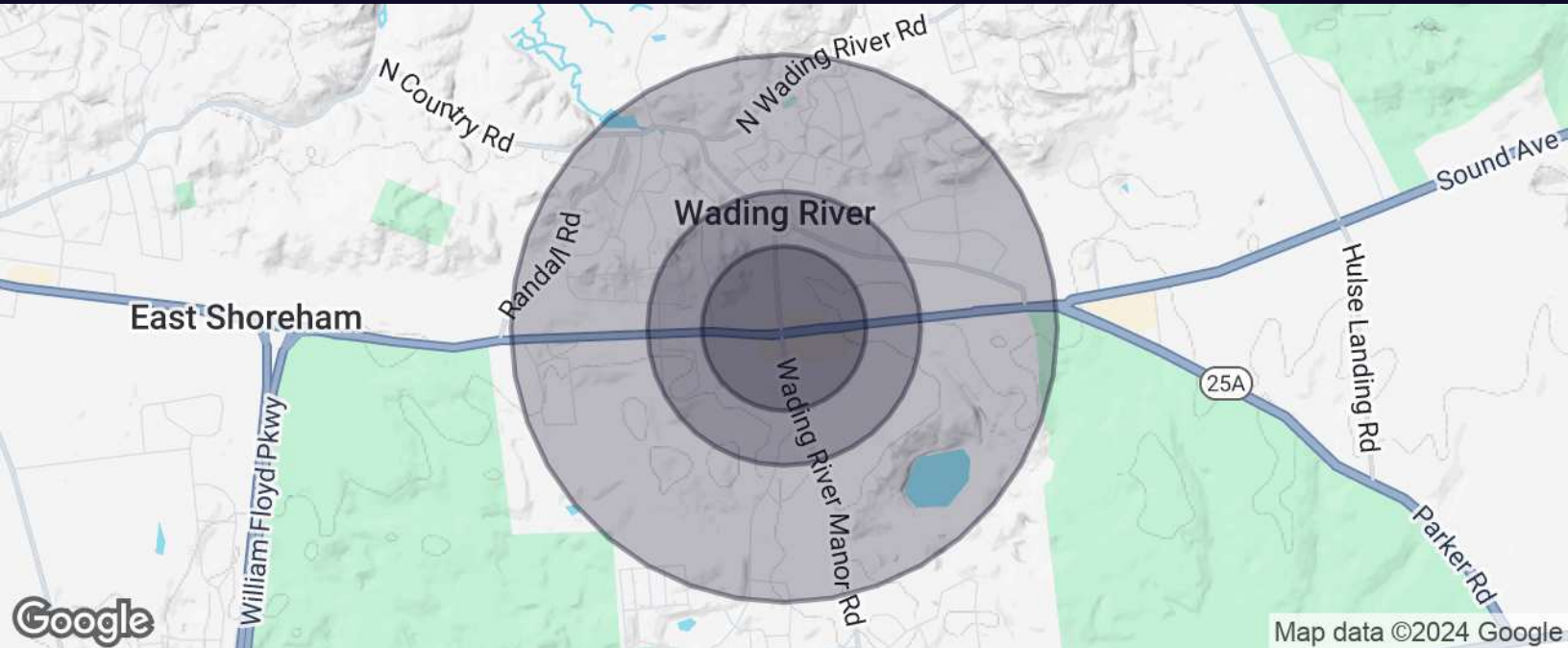
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Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	234	990	3,576
Average Age	43	44	44
Average Age (Male)	43	43	43
Average Age (Female)	44	45	44

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	84	355	1,257
# of Persons per HH	2.8	2.8	2.8
Average HH Income	\$191,184	\$193,226	\$198,397
Average House Value	\$626,746	\$626,057	\$636,251

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