

Colony Realty Presents:



1600 Bay Avenue, East Marion, NY

Experience Long Island's North Fork in this Hotel/Motel or Family Compound. Here are some quick data points:

- Nine cottages
- A total of about 4,500 sq. ft. of living space.
- Lot is on Lake Marion and is about 1.5 acres in size.
- Zoning is Resort Residential which allows Hotel/Motel or Transient Housing (See Town Website for details).

To view this exclusive listing please call **Michael Harmon** at **(631) 553-7256**. Or Email me at **mlsrealty@gmail.com**

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Rear view of one of the Cottages

1600 Bay Avenue, East Marion, NY is an excellent development opportunity for an investor ready to capitalize on the fast growing North Fork! With its Resort Residential zoning, your dream to develop a first class resort destination on the North Fork just became a reality.

An opportunity like this only comes once in a long time!

For more information, contact:

Michael Harmon
Associate Broker
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1600 Bay Avenue is a hidden jewel on Long Island's idyllic North Fork. Whether your plans are for a resort Hotel, Transient Housing, a Family Compound, a Religious Retreat, or Employee Housing, you can find it all here. The property is just a short walk to Peconic Bay, a boatable Waterway which leads to the Long Island Sound.

From the property itself, enjoy a day on Lake Marion on your Rowboat, Kayak, or Canoe. It's time to enjoy life at **1600 Bay Avenue, East Marion, NY**

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Are you looking to develop a Hotel/Motel on one of Long Island's fastest growing regions? Is a family retreat up your alley? Or do you simply want to provide housing for local workers? Then look no further than:

**1600 Bay Avenue
East Marion, NY**

With its Resort Residential Zoning, this property has the potential to become any one of these things and more!

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Front Curb View of Property

1600 Bay Avenue in East Marion, New York is a rare opportunity to own a piece of the rapidly growing North Fork and profit from the growing need for Hotel rooms and workers quarters. The setting is picture perfect. Bring a Kayak and row on Lake Marion. And a short walk down Bay Avenue brings you to the Peconic Bay where you can moor your boat on the included mooring.

Call **Michael Harmon**, Exclusive Listing Agent with **Colony Realty** for a showing by appointment at (631) 553-7256.

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1600 Bay Avenue, East Marion, New York is your year round oasis of serenity! Imagine having a property where you can bring your whole family and everyone can have privacy while enjoying the togetherness with family and friends. Imagine having a Wedding or other celebration in front of a tranquil Lake and then walking just a few steps to your own private cottage! That, and more, is right here! Come today for your private showing.

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Subject to Errors and Omissions