

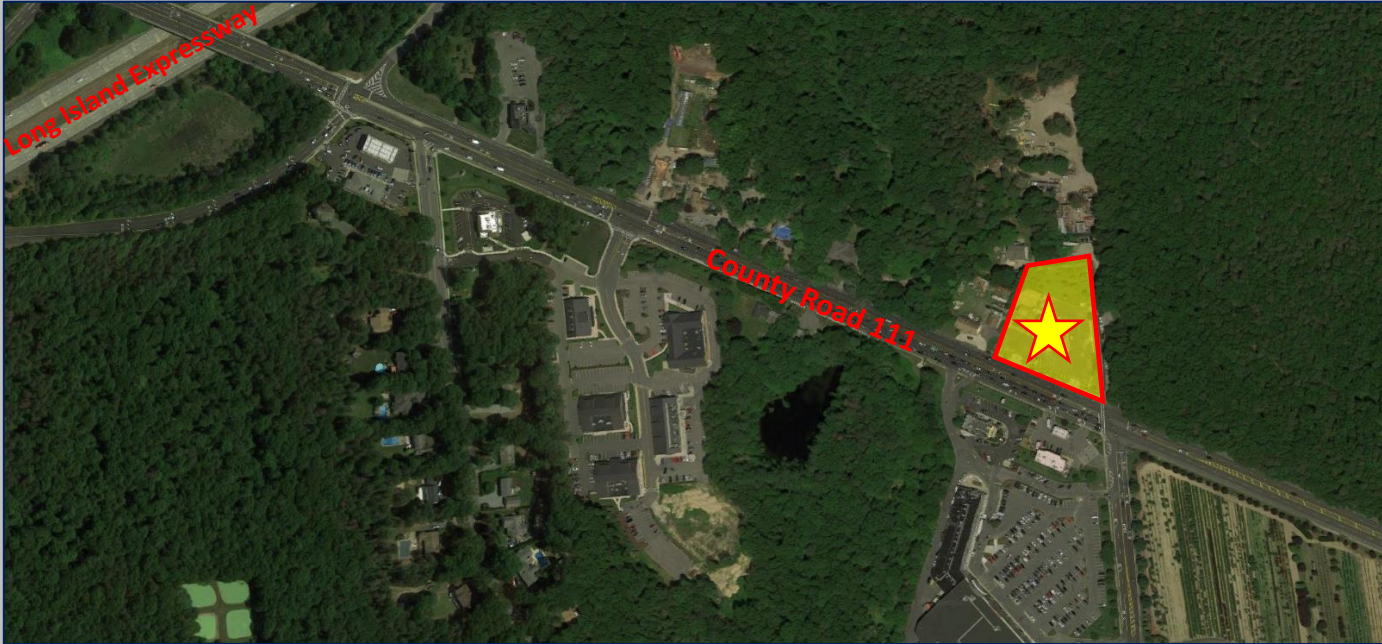


Island Associates Real Estate Inc.

We create value

For Sale

457 County Road 111
Manorville, NY



Chris Mayor

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Larry Densen

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Property Information

8,000 SF Building on 2.2 Acres Available

Price: \$3,500,000

Taxes: \$44,558

Demographics	1 Mile	3 Miles	5 Miles
Total Population	2,058	12,771	40,141
Average HH Income	\$117,653	\$131,091	\$122,982



- ❖ Conveniently located 1 Mile East of Exit 70 off the LIE. The “Gateway” to the Hamptons.
- ❖ 8,000 SF existing restaurant, handicap accessible, granite floors, full kitchen, catering hall, meeting room, huge patio outside seating with fire pit, fieldstone waterfall.
 - ❖ Excellent Parking
 - ❖ 4-Way Signalized Intersection
 - ❖ Daily Traffic Counts over 28,000
- ❖ Join King Kullen, Teachers Federal Credit Union, True Value, McDonalds, 7-Eleven, CVS, Dunkin’ Donuts, Hurricane Grill & Wings, Peconic Bay Medical Center, Subway, Cumberland Farms & More!

Additional Information



All information is subject to errors, omissions, modification, and withdrawal.
 Information is from sources deemed to be reliable but should not be relied upon without independent verification.

