



FOR SALE

12-38 Crossbay Blvd.
Broad Channel NY 11693

ASKING \$499,000

Currently an operating Funeral home with 2 viewing rooms, an office & 2 lavatories. Totally renovated approx. 6 years ago. Possibly converted to a 1 or 2 family residential home. Ideal for a professional office, grocery store or House of Worship. Delivered VOT. Business not included in sale.

LOT SIZE	2411 S/F
BLDG SIZE	1800 S/F
ZONING	R3-A
APPROX. ANNUAL TAXES:	\$29,310

PLEASE CONTACT:
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Owner makes no representation as to the legal use and occupancy of the premises & buyer should do their due diligence and consult their architect, and or attorney for any current or future use.