

OFFERING MEMORANDUM

37 Rollstone Ave, West Sayville, NY 11796

West Sayville Christian School

FOR SALE/FOR LEASE



Island Associates Real Estate, Inc.

www.islandassociates.com

EXECUTIVE SUMMARY

37 Rollstone Ave, West Sayville, NY 11796 West Sayville Christian School

Parcel: 0500-407-00-03-00-011-000

Building Size: 13,409 SF

Lot Size: +/- 1.92 Acres

Parking: Ample

+/- 16,679 VPD on Montauk Hwy

Zoning: B

Taxes: TBD

Sale Price: \$1,900,000.00

Lease Price: \$120,000 per year + Pass-Throughs

Rare commercial opportunity in a desirable South Shore location. Situated on a well-traveled street with proximity to Montauk Highway, Sunrise Highway, and the Great South Bay. Excellent visibility and accessibility. Ideal for a variety of professional, service, or mixed-use applications, the site provides strong potential for owner-users or investors seeking to establish or expand their presence in a growing market. Convenient to local businesses, marinas, and community amenities, this property combines location, flexibility, and long-term value in the heart of West Sayville.

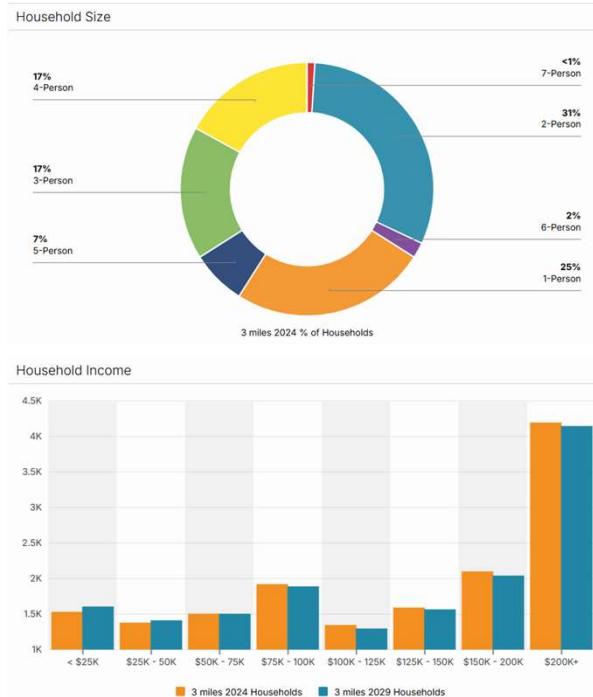
Exclusively represented by:

Robert Monahan
631-982-2100 (Office)
Robert@IslandAssociates.com

ia
Island Associates Real Estate, Inc.

PROPERTY DEMOGRAPHICS:

37 Rollstone Ave, West Sayville, NY 11796
West Sayville Christian School



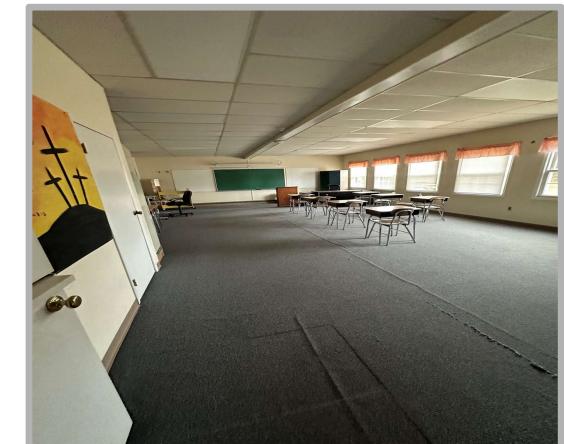
| Demographics | 1 Mile | 3 Miles | 5 Miles |
|-------------------|-----------|-----------|-----------|
| Total Population | 7,466 | 42,215 | 97,689 |
| Average HH Income | \$171,399 | \$152,510 | \$143,620 |

Robert Monahan
Represented by: Robert@IslandAssociates.com



PROPERTY PHOTOS

1212 Mocking Bird Lane
3 Story Scary House



AERIAL MAP VIEW

37 Rollstone Ave, West Sayville, NY 11796
West Sayville Christian School

