

OFFERING MEMORANDUM

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

FOR SALE/FOR LEASE



ia

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

Parking: Ample

Zoning: B

Lot Size: +/- 1.92 Acres

+/- 16,679 VPD on Montauk Hwy

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.

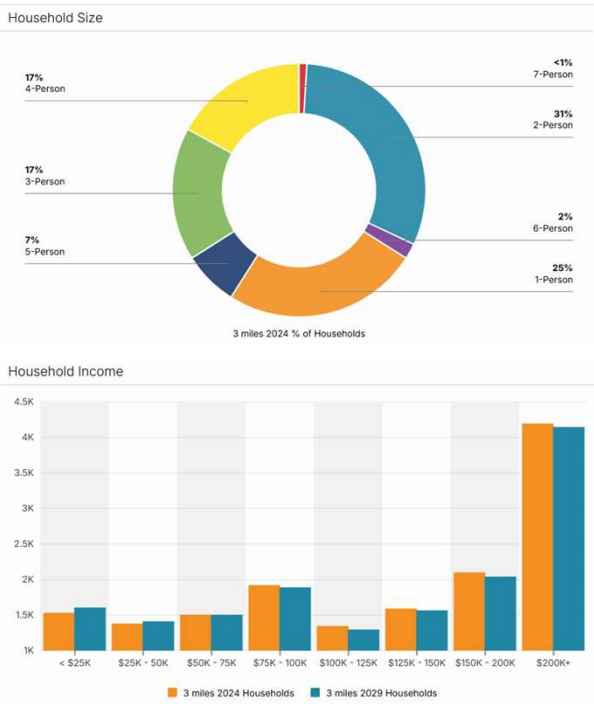
Exclusively represented by:

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

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PROPERTY DEMOGRAPHICS:

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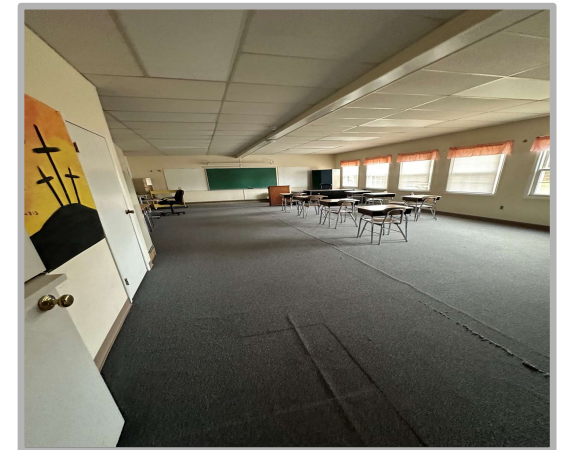
Demographics	1 Mile	3 Miles	5 Miles
Total Population	7,466	42,215	97,689
Average HH Income	\$171,399	\$152,510	\$143,620

Robert Monahan
Represented by: Robert@IslandAssociates.com



PROPERTY PHOTOS

1212 Mocking Bird Lane
3 Story Scary House



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AERIAL MAP VIEW

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