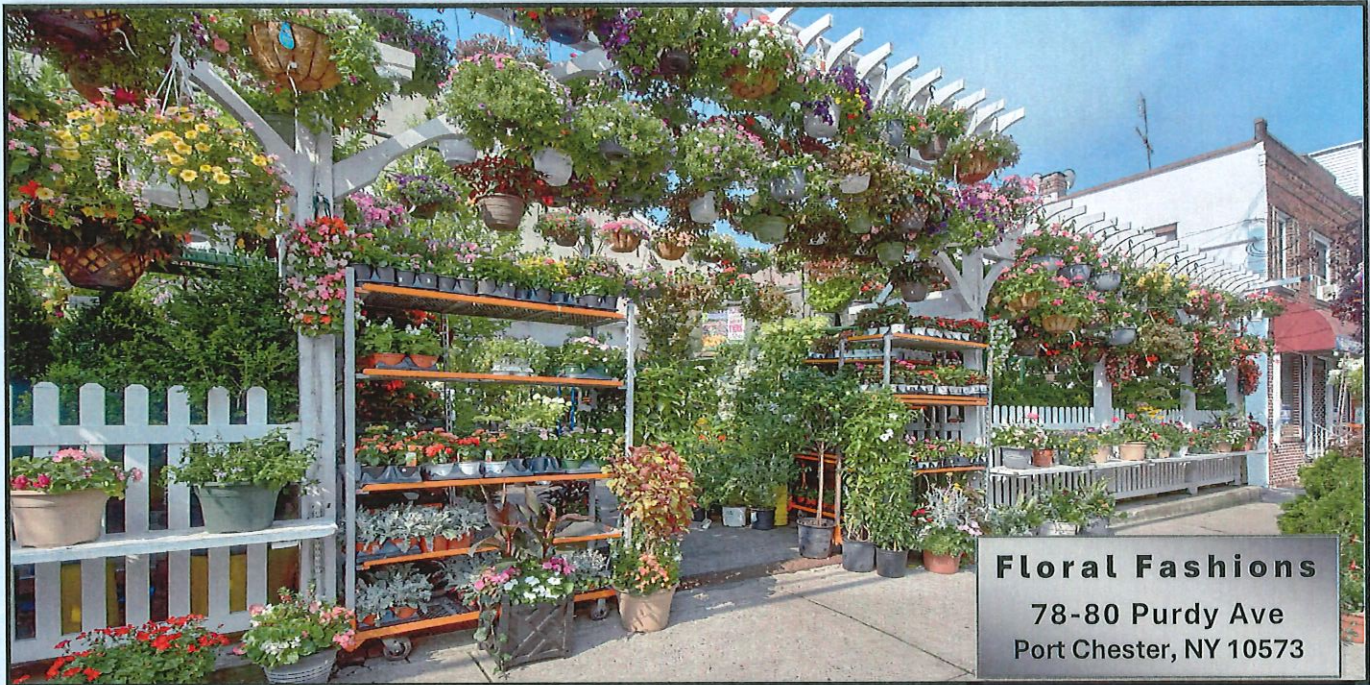


**FOR SALE**  
**BUSINESS & REAL ESTATE**  
**FLORAL SHOP / GARDEN CENTER**



**Floral Fashions**  
78-80 Purdy Ave  
Port Chester, NY 10573

**Business Hi Lites**

- \* 45 Years in Business
- \* Gross Sales —3 yr avg \$1,500,000
- \* Price includes:
  - All live plants & flowers
  - All FF&E
  - 2 Lrge w/i ref + display refs
  - 3 delivery vehicles  
(Ford & GMC)
  - Mitsubishi Forklift
  - POS System

**Real Estate Hi Lites (*Incl in Price*)**

- 1.5 Sty Building w/ Greenhouse & Warehouse 5,771sf ±
- 14' and 18' Ceiling heights
- 2 electric, 2 gas, & 1 water meter.
- Heat—Suspended Modine-type
- 2 rest rooms
- Lot area — 7,014sf ±
- Rear land leased area — 3,392sf ±
- Zoning— CD-5.



Asking \$2,950,000

**C.J. Pagano & Sons, Inc.**  
Neil J. Pagano - Chris Krzeminski  
npagano@cjpagano.com / chrisk@cjpagano.com  
914-939-1123

*Contact Exclusive Listing Brokers for Particulars*