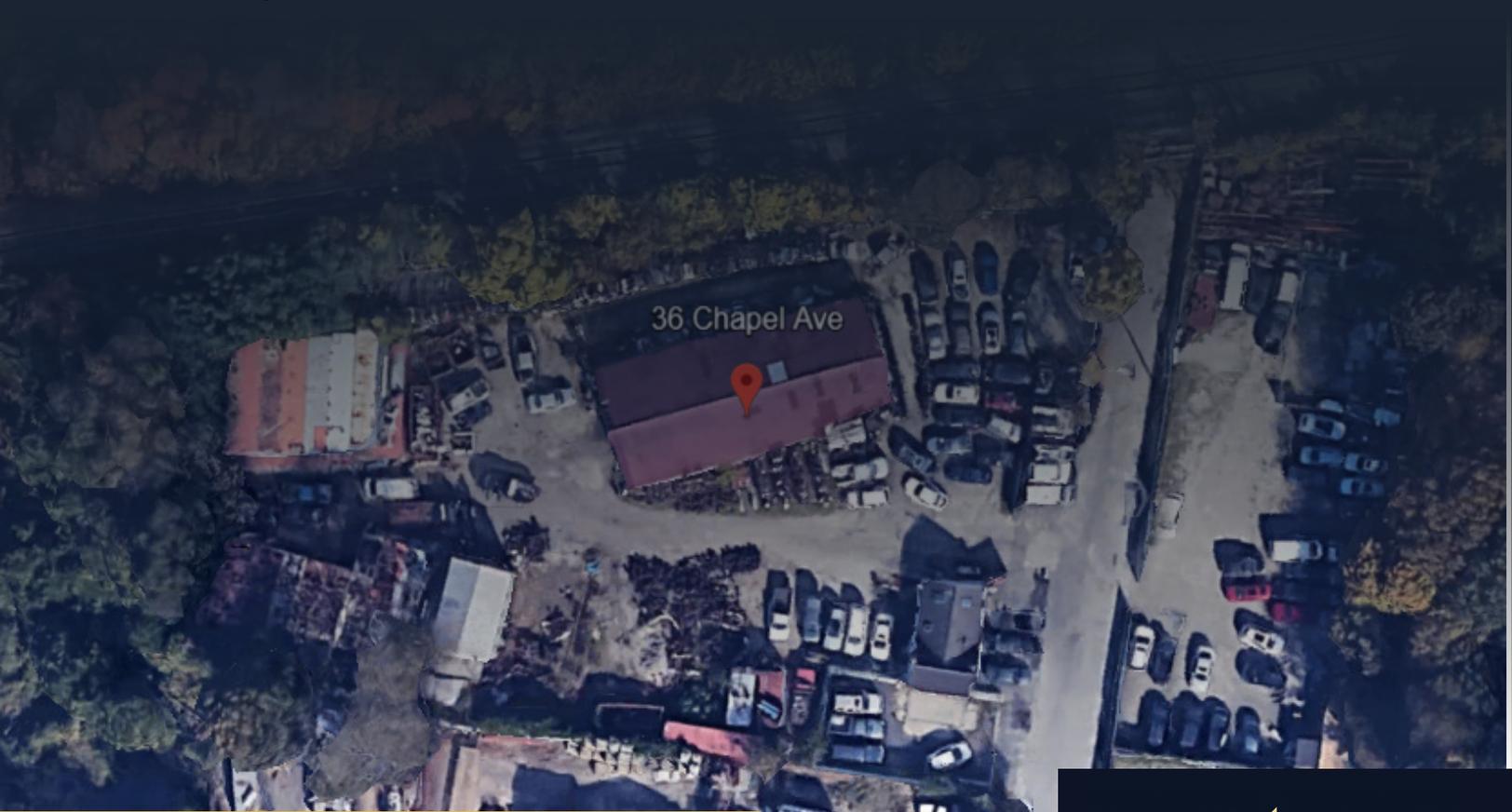


36 & 37 CHAPEL AVENUE, EAST PATCHOGUE, NY 11772

Chapel Auto Wreckers



Industrial Property For Sale

PROPERTY DESCRIPTION

Chapel Auto Wreckers presents a rare opportunity to acquire ±1.76 acres of L1-zoned industrial property in East Patchogue with active NYS dismantler, dealer, EPA and DEC licenses fully in place. Family owned since 1987, the property has transitioned from a traditional salvage operation into a high-margin income-producing yard. The site includes renovated office space, multiple containers, steel-framed covered storage structure, utility infrastructure, and existing leases, offering investors or operators a turnkey industrial yard with strong compliance positioning and redevelopment flexibility.

PROPERTY HIGHLIGHTS

- ±1.76 Acres (36 & 37 Chapel Ave) – L1 Industrial Zoning
- Fully Licensed: NYS Dismantler, Dealer, EPA & DEC Compliant
- Updated Office + Shop w/ Lift + 14+ Containers Included
- Low Taxes (\$14,679/Year) – Rare Licensed Industrial Yard in Suffolk County



HedgeStone
COMMERCIAL
REAL ESTATE

VINCENT GEBBIA

President

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STEVEN BEZMEN

Licensed Associate Real Estate Broker

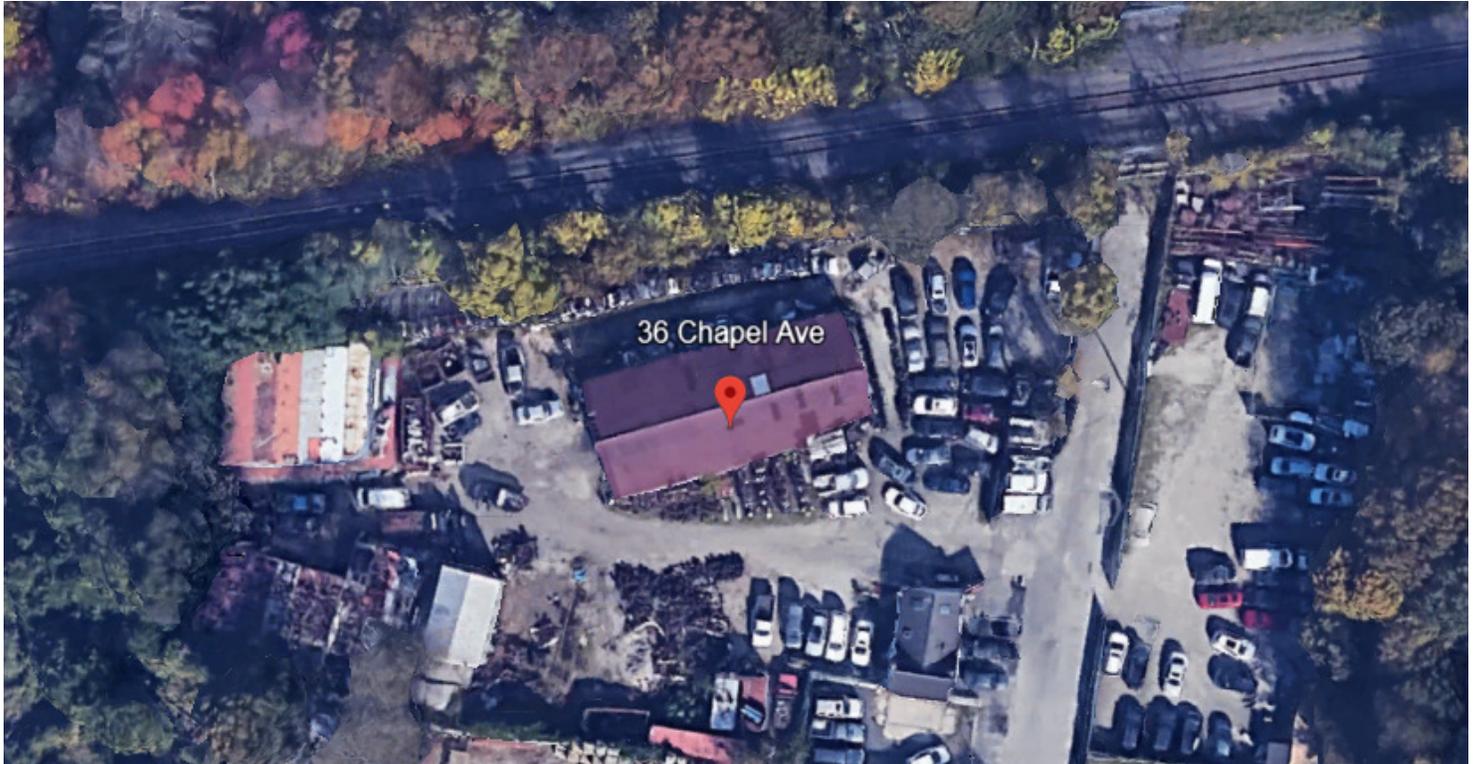
516.419.2752

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Hedgestone Commercial Real Estate
164 Main Street, Huntington, NY 11743
<http://www.hedgestonecre.com>

Property Summary

36 & 37 CHAPEL AVENUE, EAST PATCHOGUE, NY 11772
CHAPEL AUTO WRECKERS | INDUSTRIAL PROPERTY FOR SALE



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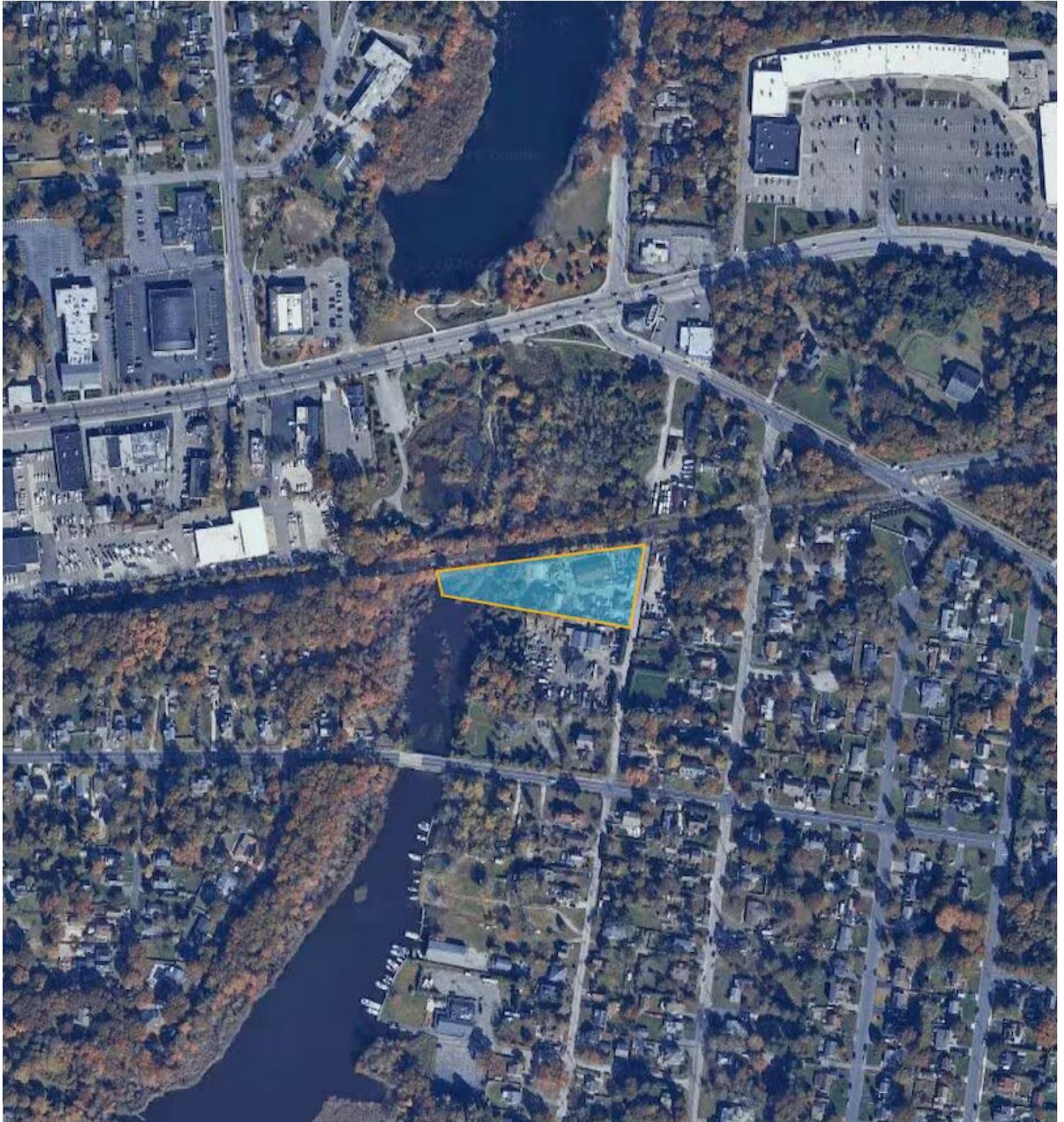
OFFERING SUMMARY

Sale Price:	\$2,650,000
Taxes:	+/- \$14,679
Lot Size:	1.76 Acres
Building Size:	900 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,527	24,996	45,284
Total Population	8,944	66,870	125,453
Average HH Income	\$124,453	\$140,142	\$152,704

36 Chapel Avenue

36 & 37 CHAPEL AVENUE, EAST PATCHOGUE, NY 11772
CHAPEL AUTO WRECKERS | INDUSTRIAL PROPERTY FOR SALE



VINCENT GEBBIA

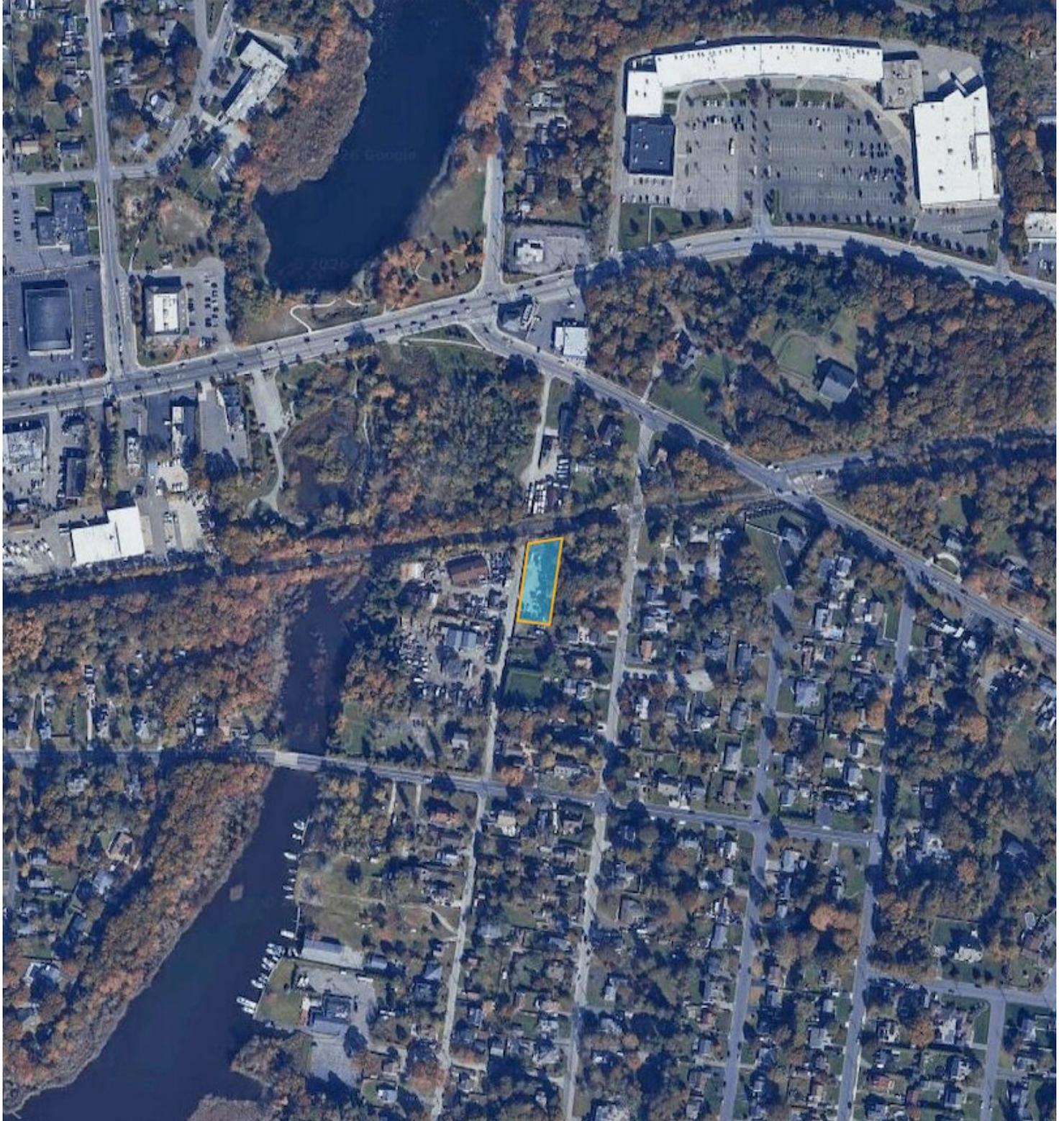
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37 Chapel Ave

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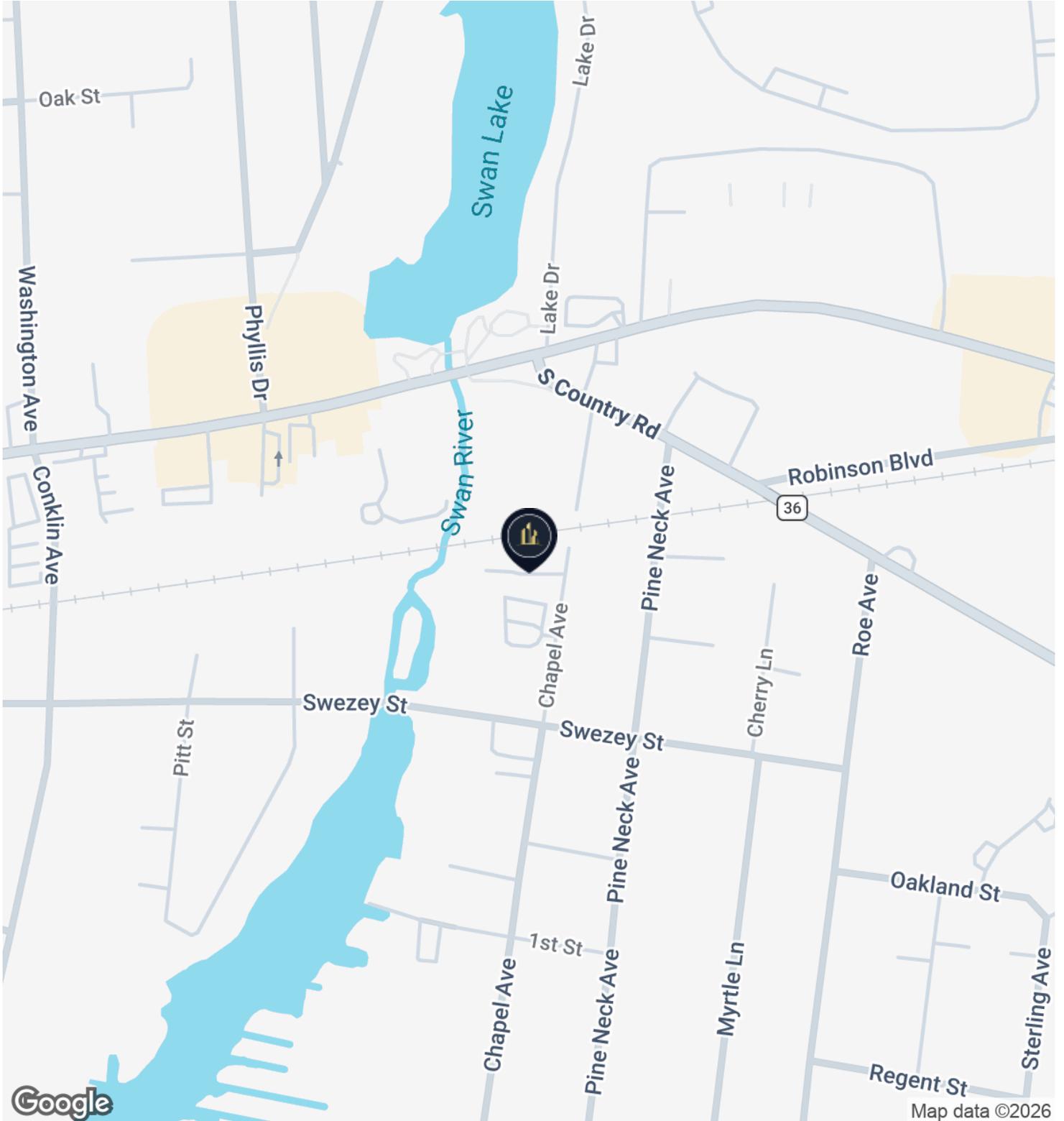
Additional Photos

36 & 37 CHAPEL AVENUE, EAST PATCHOGUE, NY 11772
CHAPEL AUTO WRECKERS | INDUSTRIAL PROPERTY FOR SALE



Location Map

36 CHAPEL AVENUE, EAST PATCHOGUE, NY 11772
CHAPEL AUTO WRECKERS | INDUSTRIAL PROPERTY FOR SALE



Retailer Map

36 & 37 CHAPEL AVENUE, EAST PATCHOGUE, NY 11772
CHAPEL AUTO WRECKERS | INDUSTRIAL PROPERTY FOR SALE

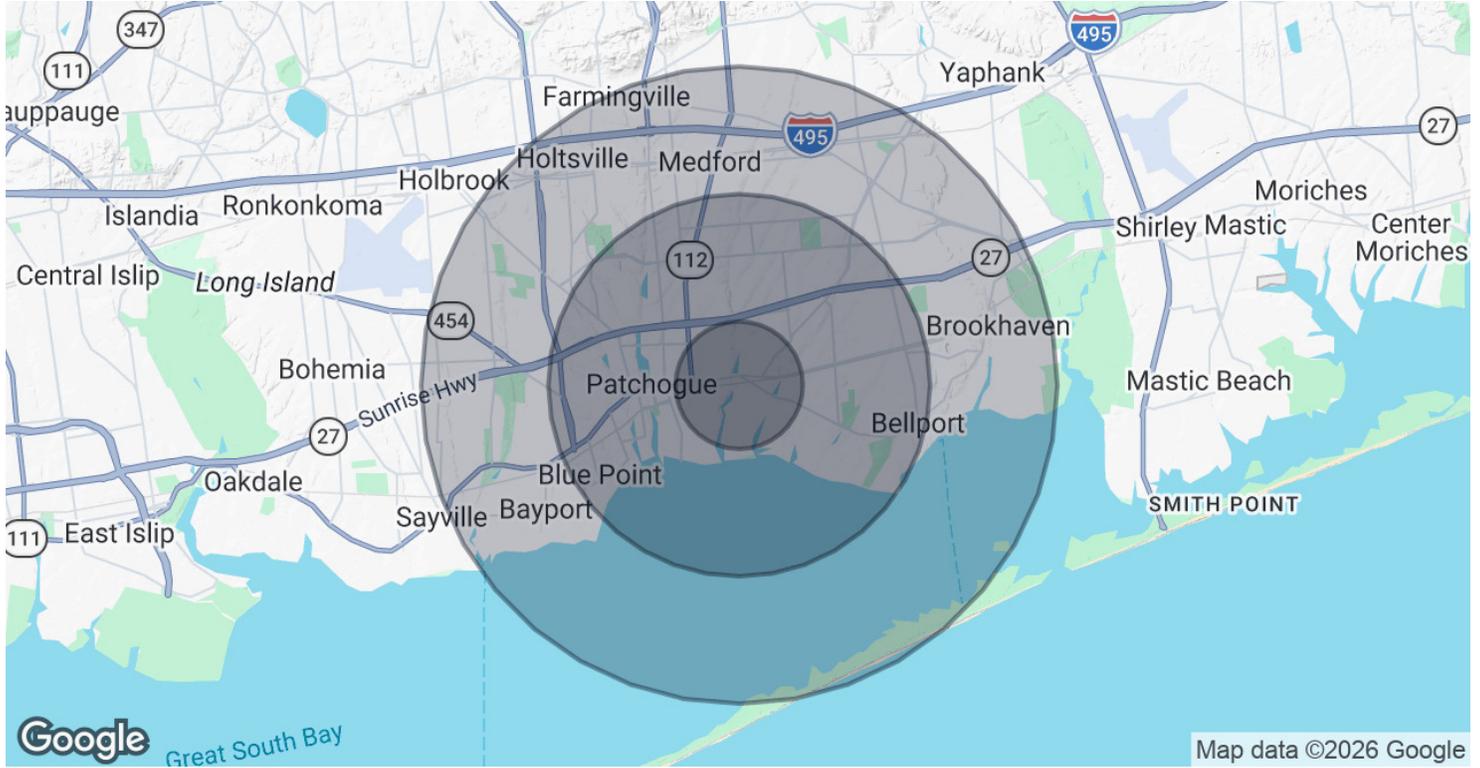


Google

Map data ©2026 Imagery ©2026 Airbus, Landsat / Copernicus, Maxar Technologies

Demographics Map & Report

36 & 37 CHAPEL AVENUE, EAST PATCHOGUE, NY 11772
 CHAPEL AUTO WRECKERS | INDUSTRIAL PROPERTY FOR SALE



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,944	66,870	125,453
Average Age	44	43	43
Average Age (Male)	42	41	41
Average Age (Female)	44	44	44

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,527	24,996	45,284
# of Persons per HH	2.5	2.7	2.8
Average HH Income	\$124,453	\$140,142	\$152,704
Average House Value	\$517,130	\$534,197	\$563,446

Demographics data derived from AlphaMap

Meet The Team

36 CHAPEL AVENUE, EAST PATCHOGUE, NY 11772
CHAPEL AUTO WRECKERS | INDUSTRIAL PROPERTY FOR SALE



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