



Island Associates Real Estate Inc.

We create value

118 S Main St. (Montauk Hwy.) West Sayville, NY



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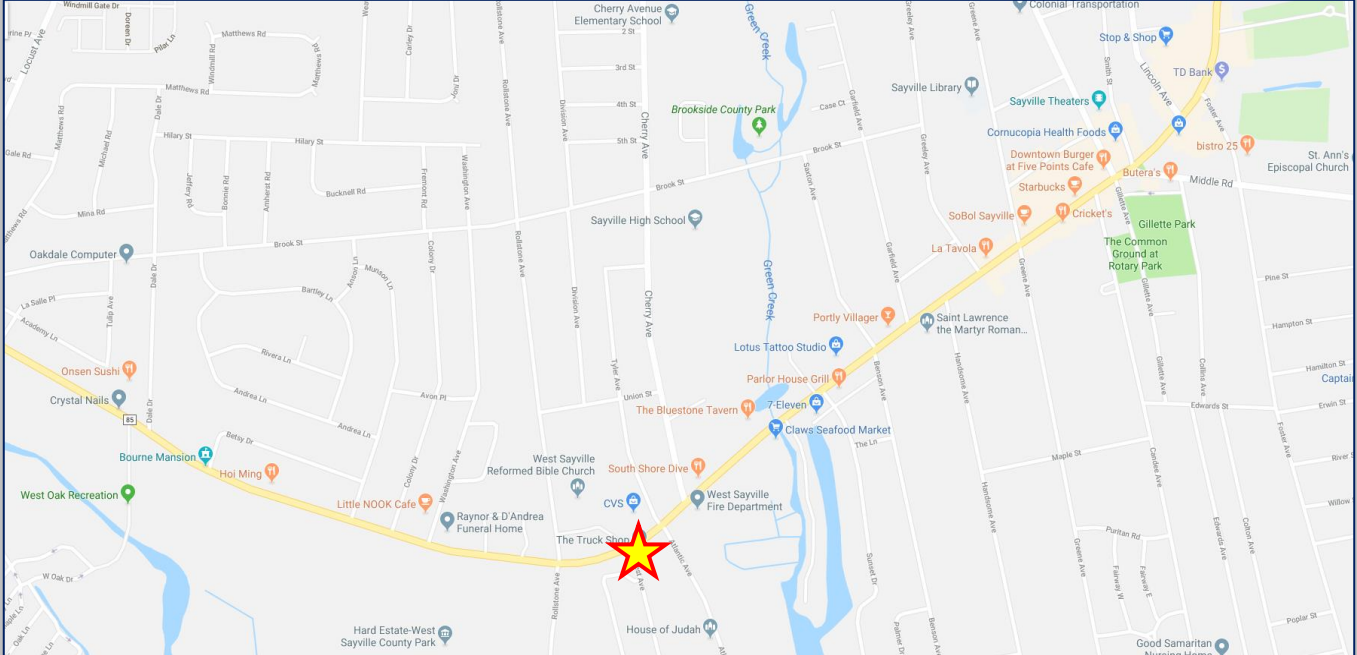
Roger A. Delisle, Jr. CCIM

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Property Information

.82 Acres Available for Lease
Ground Lease Price: \$150,000.00 / NNN

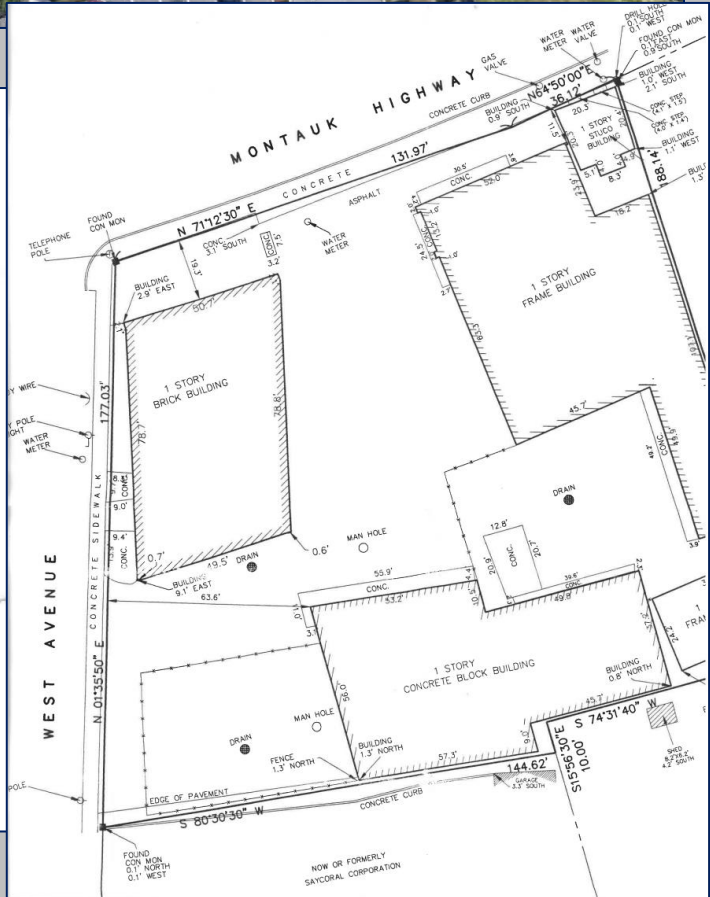
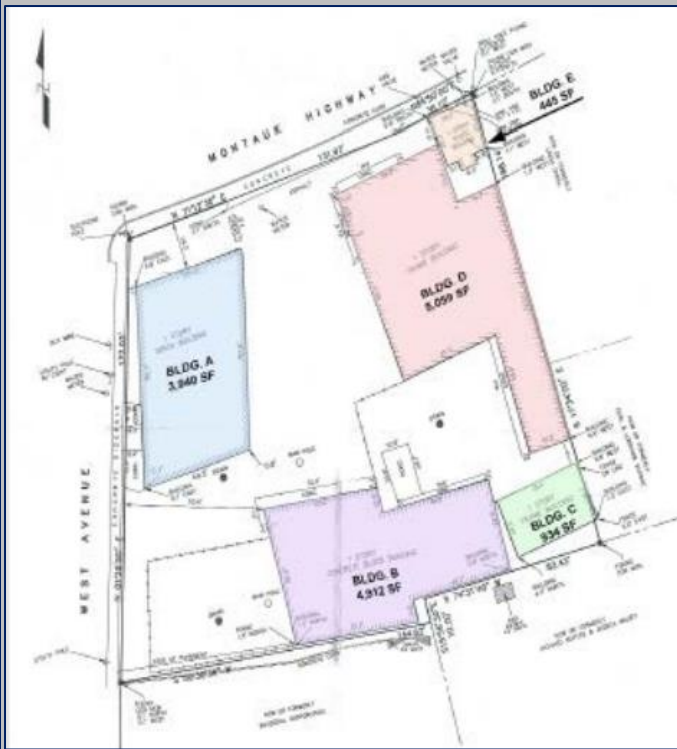
Demographics	1 Mile	3 Miles	5 Miles
Total Population	8,746	44,114	100,803
Median HH Income	\$111,931	\$99,367	\$96,169



- ❖ Great corner location with good visibility. 58' of Frontage on Montauk Hwy.
- ❖ Great retail exposure on Montauk Hwy
- ❖ Potential redevelopment
- ❖ Currently used as Auto Sales & Repair Shop
- ❖ Proximity to LIRR - Sayville Train Station
- ❖ Property includes five (5) buildings+/- 14,890 SF (Total 5 Buildings)
 - Bldg A – 3,940 SF
 - Bldg B – 4,912 SF
 - Bldg C – 934 SF
 - Bldg D – 5,059 SF
 - Bldg E – 445 SF

*All information is subject to errors, omissions, modification, and withdrawal.
Information is from sources deemed to be reliable but should not be relied upon without independent verification.*

Additional Information



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