



# For Sale or Lease



610 Montauk Highway,  
Shirley, NY



## Prime development site available

2 acres for multiple users  
(medical, retail, restaurant, auto, etc.)

Asking price: \$1,800,000

Current zoning: J-2, J-5 and A-1

High visibility in busy retail corridor

Auto sales office and 3-bay auto repair available

Street frontage: 375 feet on busy Montauk Highway

Numerous national fast casual restaurants in area

Excellent access to Sunrise Highway, William Floyd  
Parkway and the LIE

Short walk to William Floyd Parkway

Mastic / Shirley Long Island Railroad Station nearby

Next to a 12-acre shopping center



**Contact**

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