



**FOR SALE**

**296 N MAIN STREET  
SAYVILLE**

**MARISSA COSENTINO**

**631-466-2693**

**SCOUT**  
REALTY GROUP

# PROPERTY SPECS

BUILDING SIZE

**Total Building: Approx 2,500 SF**  
**Additional Rear Garage Area: Approx 460 SF**

LAND SIZE

**.32/Acre**  
**+/- 97' Frontage**

ZONING

**Industrial 1- Town of Islip**

TAXES

**+/- \$23,630.91**

LOCATION

**South Side of Main Street/Montauk Highway**

SANITARY

**Cesspool**



# BUILDING SPECS

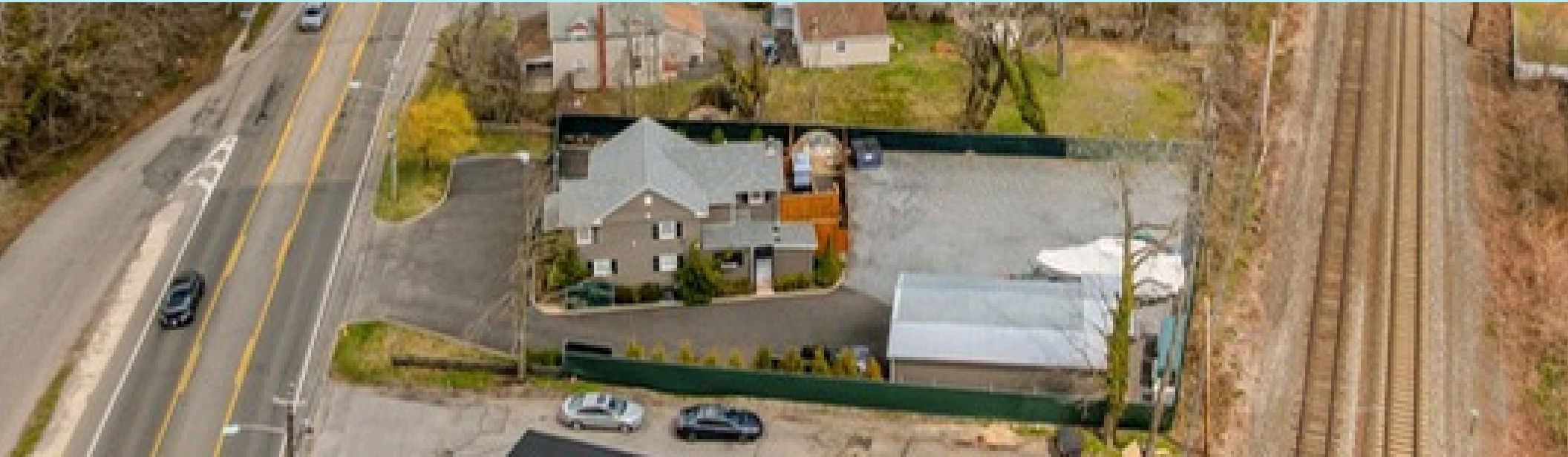
## HEATING/COOLING

First Floor - Central Air - Oil Heater and Hot Water  
Second Floor Apartment - Window Units  
Shop - Electric Heat (All Separately Metered)  
3 Separate Meters (Office, Apartment and Shop)

## BUILDING DETAILS

\*Entire property redone  
within the last 3 years

- Roof was replaced 2 years ago
- In ground Sprinklers
- Electric Gate
- Cameras Surrounding entire property
- Apartment redone 2 years ago
- Shop building redone 2 years ago (New Concrete Floor)
- New chainlink fencing and brand new Decking
- Generator Connection
- New pavement and blue stone



# CLOSE UP AERIAL



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# AERIEL



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# PHOTOS



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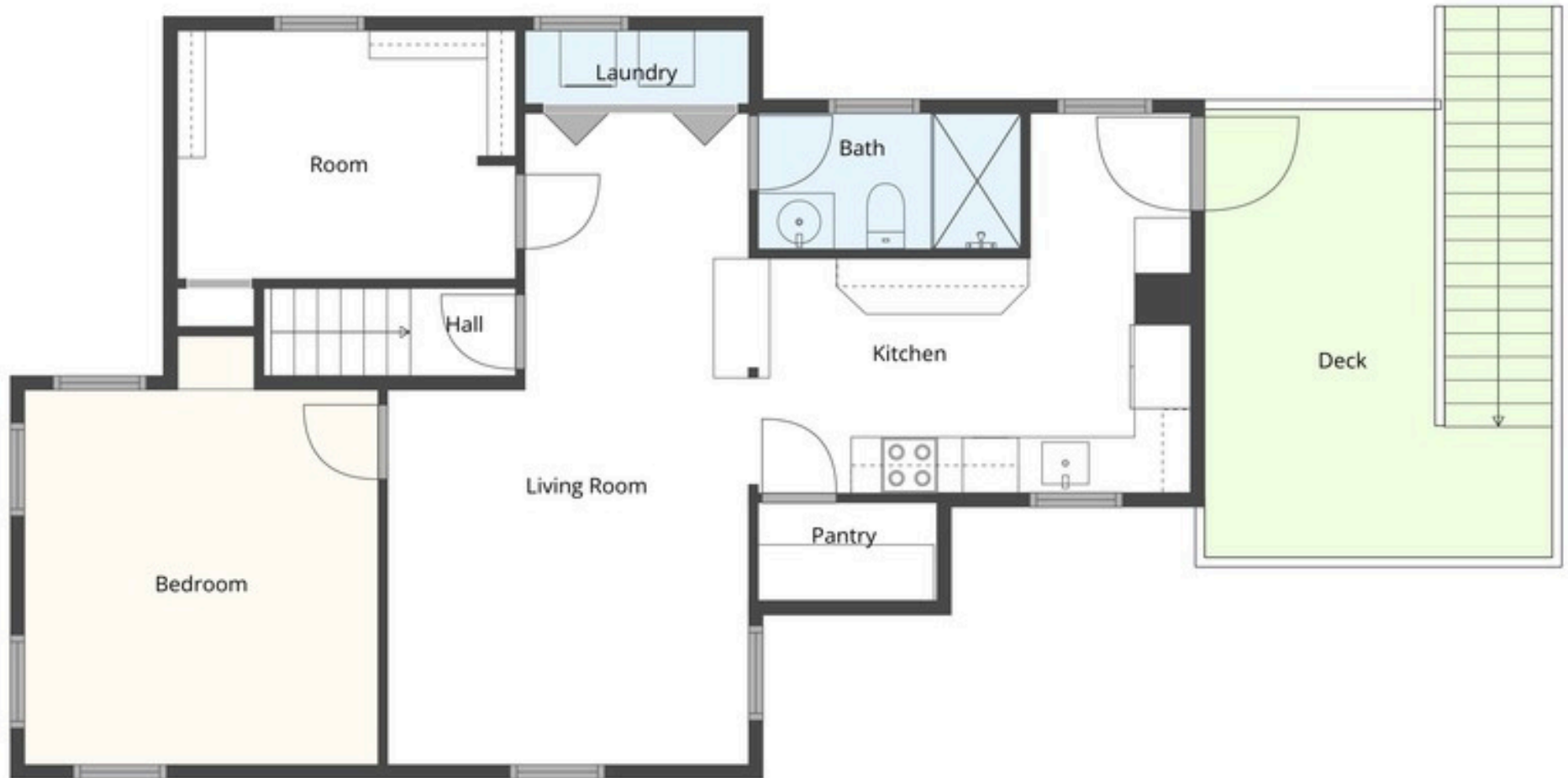
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# FLOOR PLAN (FIRST FLOOR)



# FLOOR PLAN (SECOND FLOOR)



All Dimensions, Square Footage, And Layouts Are Approximate. They Are For Illustrative Purposes Only And Are Not Guaranteed.





**Marissa Cosentino**

Real Estate Broker

SCOUT REALTY GROUP

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