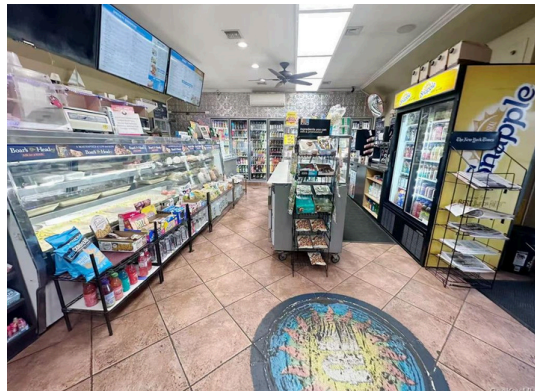


\$1,680,000



Prime Long Island Commercial Property + Established Business for Sale

Located in a desirable coastal community on Long Island, this property is offered together with a well-established deli business.

Lot size: approx. 8,015 sq ft; Building: approx. 1,700 sq ft + basement (storage/office)



JENNY WANG

LICENSED R.E. SALESPERON
917-833-8136

The business has been operating successfully for 11 years, with a loyal customer base and stable cash flow.

Surrounded by high-income residential neighborhoods and just minutes from the beach, the area attracts both local residents and visitors.

Convenient access to Nassau Expressway, Meadowbrook Parkway, and Long Beach LIRR, with easy travel to Queens, Brooklyn, and Manhattan.

Highlights

Rare liquor license/Ample parking/Low property taxes
Property + business sold together



FEI GUO

LICENSED R.E. BROKER
516-587-9113