



**Retail Site on
Major Thoroughfare**

FOR SALE
650 Walt Whitman Rd, Melville NY 11747

Property Description

- 1,638 sf current building size
- **Plot: 0.21 AC (+/- 9,200sf)**
- *Parking: +/- 20 spaces*
- 4 curb cuts via three sides of property
- 40,000 daily traffic count
- *Can be delivered vacant or with short-term tenant in place*
- Zoning: **C-6 General Business District**
- Perfect for food use, salon, medical practice, office conversion, convenience mart
- Ripe for user or investor
- ¾ mile north of Northern State Pkwy.
- ¾ mile south of Walt Whitman Mall
- Buildable size up to +/-2,300 SF
- 210' Frontage on Route 110
- Delivered vacant



PRICE: Call for Asking
Taxes: \$29,440.79

For More Information Contact Exclusive Brokers:

MARIO ASARO

President / Broker

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Office: 631.694.3500 Ext.301

masaro@industryone.com

GREG PICKER

Licensed Real Estate Salesperson

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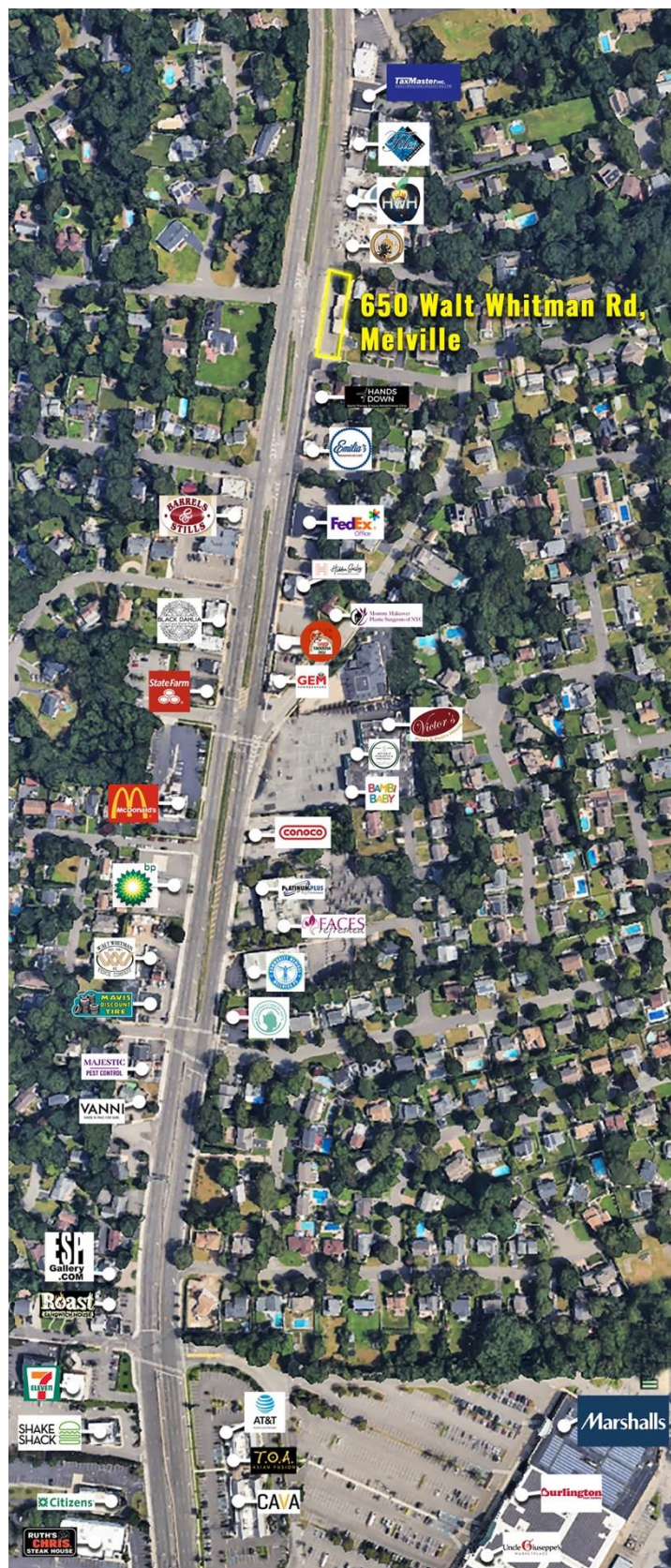
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**Specialists in
Office, Industrial, Retail &
Investment Real Estate Since 1985**

All information is from sources deemed reliable, and is submitted subject to errors, omissions, change of price, rental, prior sale and withdrawal without notice.

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