

FOR SALE AND LEASE
671 Montauk Hwy
Bayport NY 11705



Medical / Professional Office - User / Investor on Oversized Plot

Property Description

- Building Size +/- 2,500 SF
- Lot Size - .92 Acre (40,075 SF)
- Suite A - 1,400 SF - Available
- Suite B - 1,100 SF - Leased Until 2028
- \$30,600 Net Income per Annum
- Tenant pays All Expenses (Taxes / Ins.)
- Separate Meters
- Opportunity to Expand
- Property Zoning - Town of Islip GSD
- 23 Lined Parking Spots
- New roof 2015
- New Parking Lot 2020
- Large Basement (1,500 SF)

For More Information Contact Exclusive Broker:

CARMINE LIBRETTI

LICENSED RE SALESPERSON

📞 Cell: 631.879.1814

☎ Office: 631.694.3500 Ext 319

✉ carmine@industryone.com

For Sale: \$1,450,000
Taxes: +/- \$22,671 / Year

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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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Aerial & Front Entrance



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Parking and Signage

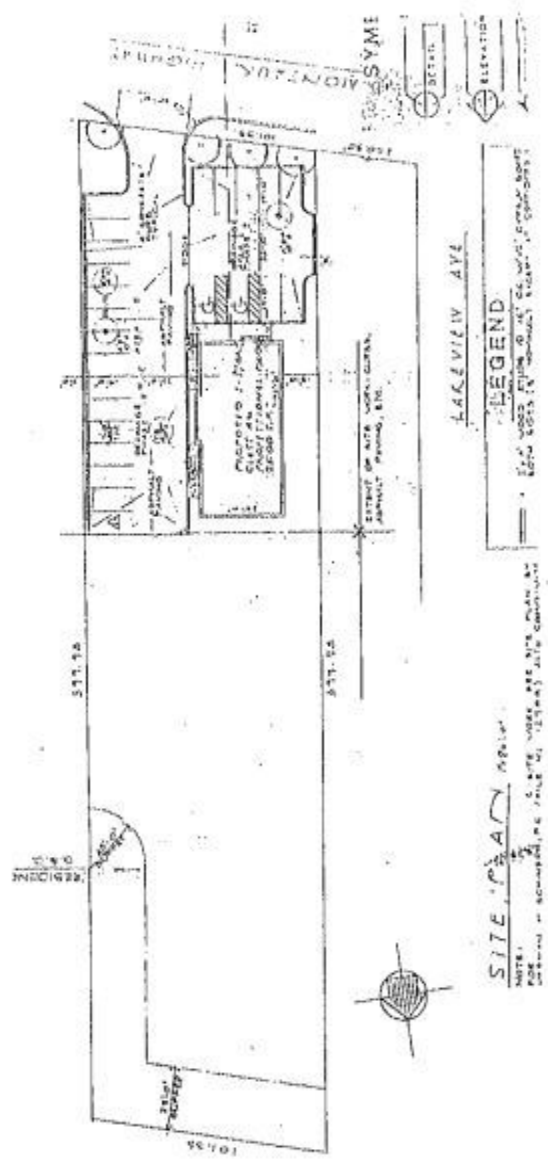


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Survey



FOR SALE

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Demographics

Household Income ▾

Currency: USD (\$)

	10 mile 2023 Households	10 mile 2028 Households
< \$25K	14,601	14,865
\$25K - 50K	18,564	18,606
\$50K - 75K	20,400	20,053
\$75K - 100K	21,187	21,002
\$100K - 125K	19,673	19,846
\$125K - 150K	18,186	18,707
\$150K - 200K	22,555	23,442
\$200K+	26,372	28,073

Home Values ▾

Currency: USD (\$)

	10 mile 2023 Households	10 mile 2028 Households
< \$100K	2,057	2,093
\$100K - 200K	3,763	3,850
\$200K - 300K	16,432	16,717
\$300K - 400K	44,852	45,607
\$400K - 500K	31,338	31,875
\$500K - 1M	22,898	23,386
\$1M+	1,322	1,350

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