



For sale

Approved Mixed Use Development - Brookhaven Township

839 Middle Country Road, Middle Island, NY

Executive summary

Located in a fast growing Middle Country Road corridor, the site is approved to construct two mixed use commercial buildings totaling 27,200 square feet.

Building #1 is a proposed one story plus loft retail building comprised of 6,900± square feet of above grade rentable building area. With 12,138 gallons per day approved, the ground floor retail space may be leased to a restaurant and or healthcare services users.

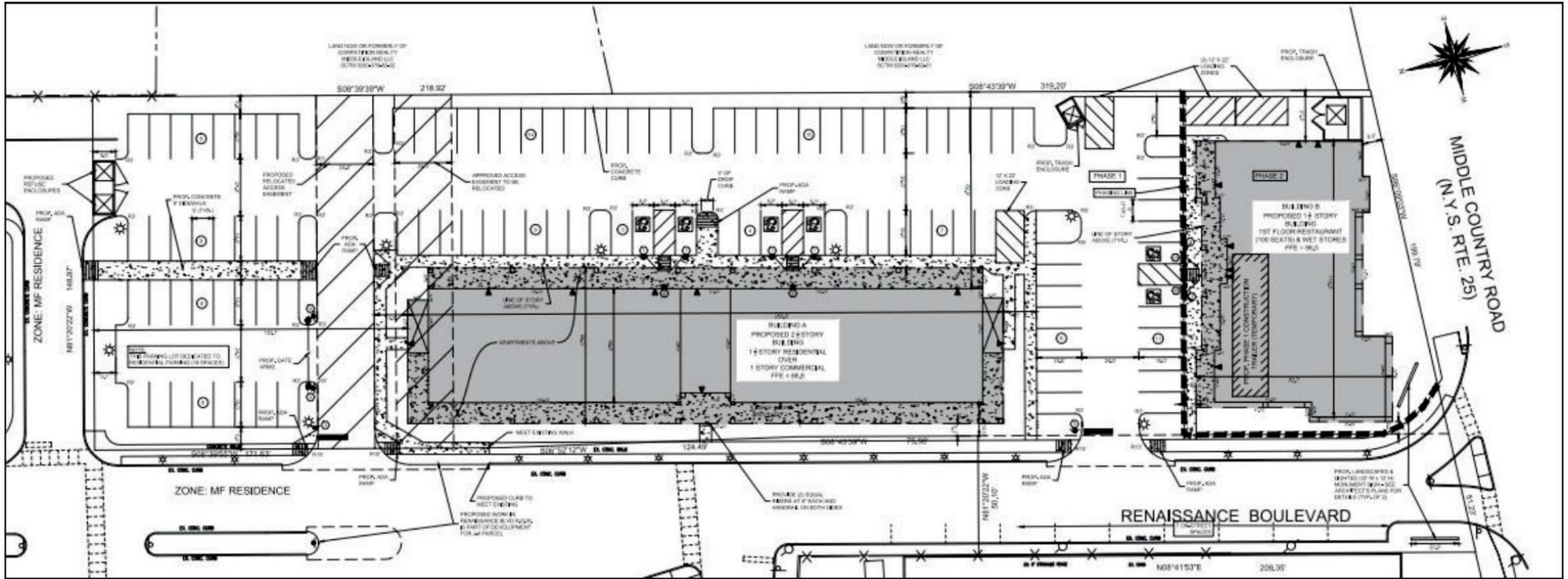
Building #2 is a proposed 10,400 square foot two-story mixed-use retail building containing twelve (12) three bedroom, 2.5 bathroom duplex apartments on the upper floors and retail/office space on the ground floor.

Property specifications

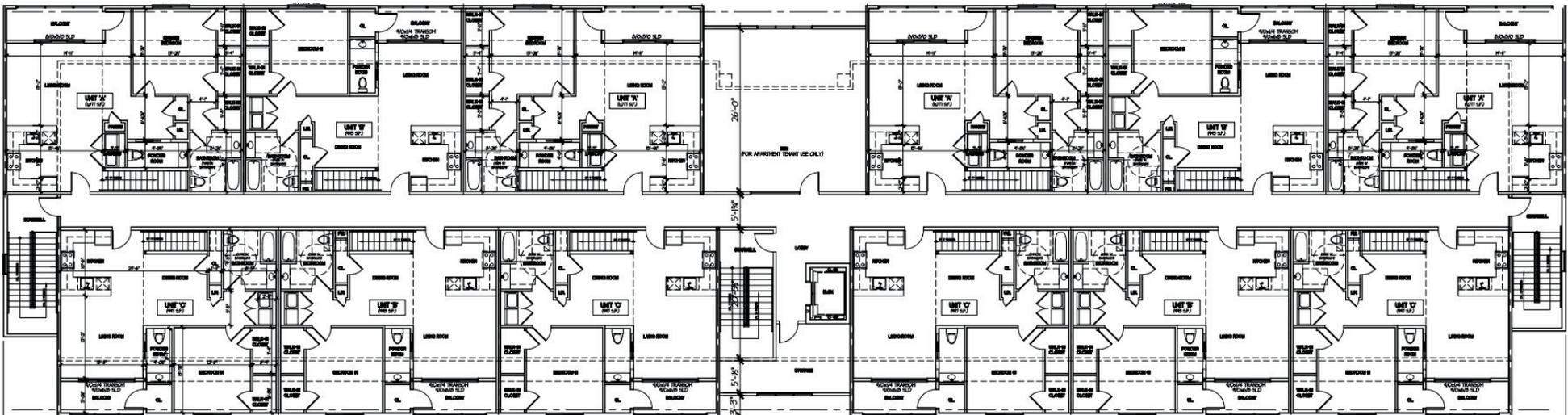
Address	839 Middle Country Road, Middle Island, NY
Township / City	Brookhaven Township / Middle Island, New York
Lot Size	± 91,480 Square Feet
Zoning	J6-Zoned Land
School District	Longwood Central School District
Section/Block/Lot	District 200 Section 378, Block 2, Lot 33.4.
Asking price	Upon request



Survey



2nd Floor Plan



839 Middle Country Road Middle Island, NY

1. Middle Island Caring For Kids
2. Walmart
3. United States Postal Service
4. Longwood Public Library
5. Shell Gas Station
6. 7-Eleven
7. Tutor Time
8. Renaissance Village
9. Bank of America ATM (Drive-thru)
10. Extra Space Storage
11. Fairfield Courtyard Apartments
12. Sunrise Toyota North Dealership
13. Middle Island Fire Department
14. Fairfield Village Apartments
15. McDonald's
16. NYU Langone



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