

**BERKSHIRE
HATHAWAY**

LAFHEY
INTERNATIONAL
REALTY

COMMERCIAL SERVICES

REGARDS
WHOLESALE INDIAN CLOTHING CO.

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RETAIL PROPERTY FOR SALE
648 MONTAUK HWY
COPIAGUE | NY

(DELIVERED VACANT)

ASKING PRICE

\$1,350,000

PROPERTY INFORMATION

BUILDING SIZE
4,260 SF

LOT SIZE
0.32 AC

YEAR BUILT
1960

TRAFFIC COUNT
22,441 VPD

CONSTRUCTION
MASONRY

PARKING
20 SPOTS

TAXES
\$29,856

SPRINKLER SYSTEM
YES

ZONING
E BUSINESS
(CLICK HERE FOR PERMITTED USES)

PARCEL #
0100-181-00-03-00-170-001

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PROPERTY SUMMARY

Berkshire Hathaway Commercial Services is pleased to present **648 Montauk Highway**, located in the **Hamlet of Copiague, Town of Babylon**.

This **4,260 SF** freestanding commercial building features a **private parking lot** with space for approximately **20 cars**. With **excellent visibility from both directions** on **Montauk Highway** and easy access to the dedicated parking lot, this property is ideal for a **variety of retail businesses**.

The building is currently occupied by a **Boutique Dress Shop (tenant since 2018)** but will be delivered **vacant** upon sale, providing a fresh start for a new business.

Please give us a call if you have any interest and would like to schedule a showing.

EXPENSES

TAXES **\$29,856**

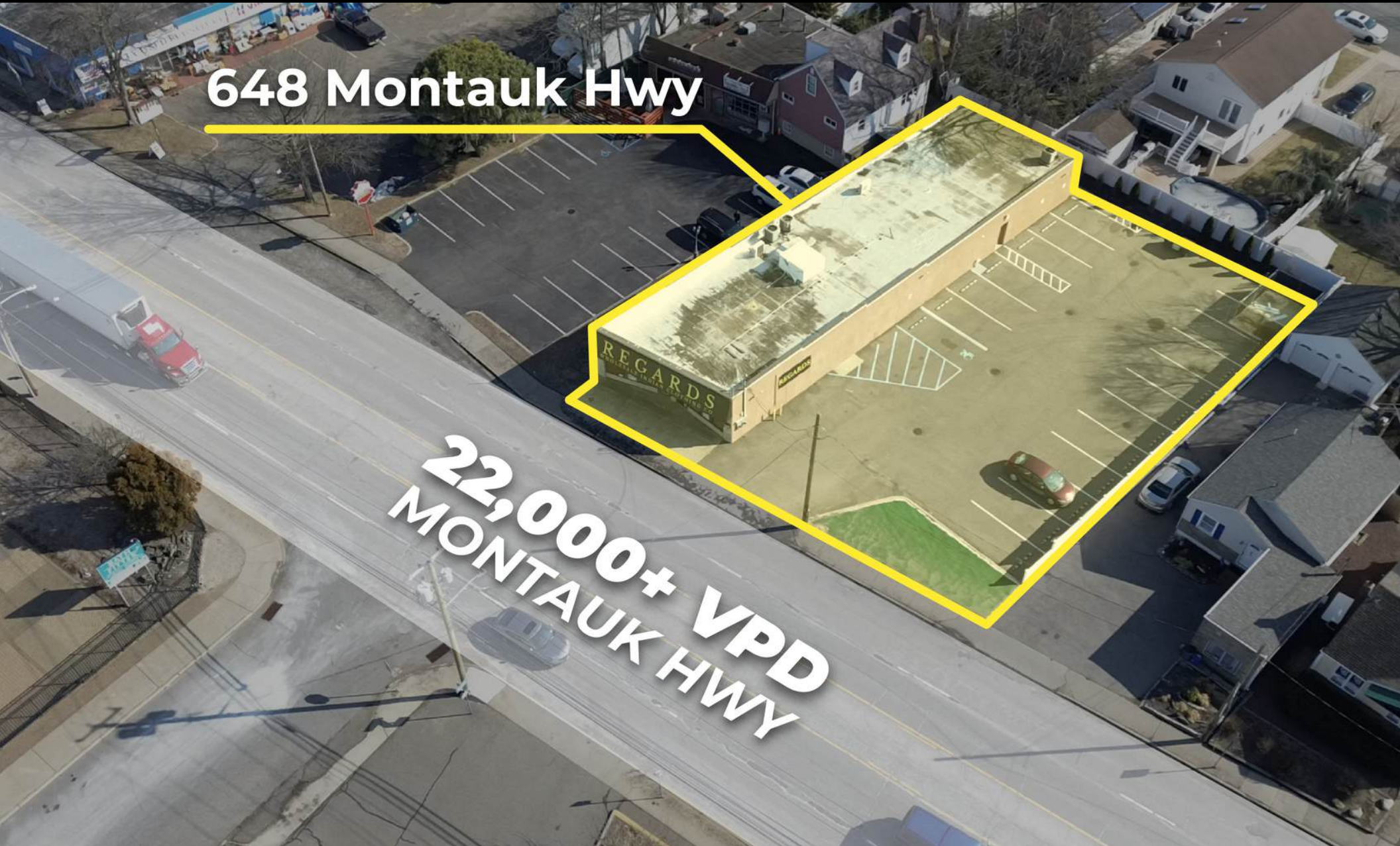
INSURANCE **\$6,700**
(ESTIMATED)

TOTAL EXPENSES: \$36,556

AREA OVERVIEW

648 Montauk Hwy

22,000+ VPD
MONTAUK HWY





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