

**All American Auto Wreckers
1385 Montauk Highway
East Patchogue, New York 11772**



Asking price: \$4,500,000

Total annual rental income: \$67,200

Total Taxes: \$16,584.48



J-6 Zoning*
Part of the Hagerman Hamlet Center Overlay*
Four lots totaling 1.3 acres
Seller financing available
Seller will stay on for period of time to train

* Ask Listing Agent about zoning

Permits and Licenses

1. Dismantler's licenses (NYS and town)
2. Dealer's license and plates
3. Repair shop license

Office and Yard

1. Inventory computer system (updated 2026)
2. Phone system (updated 2026)
3. All containers and storage racking (approx.. 24 count)
4. All tools (too many to list)

Equipment

1. Three All terrain heavy duty forklifts (1 new delivered 3/1/26)
2. Three delivery trucks
 - a. 2002 F-350 Flatbed truck
 - b. 2011 E-250 Van
 - c. 2018 Express Van 2500





REALTY MASTERS
— INTERNATIONAL —
ONLY THE BEST MAKE IT TO THE MASTERS

For Further Information

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