

# OFFERING MEMORANDUM

---

469 Main Street, West Sayville, New York 11796  
FREESTANDING RESTAURANT FOR SALE

**FOR SALE**

**SELLER FINANCING AVAILABLE!**



**ia**

Island Associates Real Estate, Inc.

[www.islandassociates.com](http://www.islandassociates.com)

# EXECUTIVE SUMMARY

469 Main Street, West Sayville, NY 11796  
FREESTANDING RESTAURANT FOR SALE  
**SELLER FINANCING AVAILABLE!**

<b>Building Size:</b>	+/- 2,600 SF	<b>Lot Size:</b>	0.94 Acres
<b>Year Built:</b>	1950	<b>Year Renovated:</b>	2022
<b>Zoning:</b>	A	<b>Traffic Counts:</b>	16,679 Cars/day
<b>Annual Taxes:</b>	\$37,319.00	<b>Sale Price:</b>	\$1,150,000.00

## PROPERTY DESCRIPTION:

Excellent opportunity to purchase this 2,600 SF Freestanding Retail Restaurant building located on heavily traveled main street in West Sayville. With over 16K vehicles passing this location per day this is the ideal building for any retail/restaurant use. Ample parking for 35 cars on large 0.94-acre lot, plus small overflow lot, former restaurant established for 45+ years, full basement for dry storage. Perfect for restaurant / sports bar / grill. Building was renovated within the past few years, and includes new siding, new roof, new A/C. Interior is vanilla box and ready for new owner to make their own! The property also includes a 300 SF building that is home to a popular Italian Ice business (4 years remaining on lease) and an additional 800 SF building for storage. Incredible opportunity that will not last! Minutes to Sayville Village and all of its amenities. Ideal for investor or restaurant user.

Exclusively Represented By:  
Jason Merrell | Commercial Associate  
Mobile: 631.767.3033 | [jason@islandassociates.com](mailto:jason@islandassociates.com)



# PROPERTY HIGHLIGHTS

469 Main Street, West Sayville, NY 11796  
FREESTANDING RESTAURANT FOR SALE

- **Prime Freestanding Retail/Restaurant Building:** 2,600 SF space on high-traffic Main Street in West Sayville, ideal for retail, sports bar, or restaurant use.
- **Ample Parking And Sizable Lot:** 0.94-acre lot with parking for 35 cars plus overflow lot
- **Recent Upgrades:** Renovated with new siding, roof, and A/C; interior is a vanilla box ready for customization.
- **Bonus Income:** Includes 300 SF leased building for Italian Ice business (4 years remaining) and additional 800 SF storage building.
- **Established Location Near Amenities:** Former restaurant site with 45+ years of operation, minutes from Sayville Village.

Exclusively Represented By:

Jason Merrell | Commercial Associate

Mobile: 631.767.3033 | [jason@islandassociates.com](mailto:jason@islandassociates.com)



ia

Island Associates Real Estate, Inc.

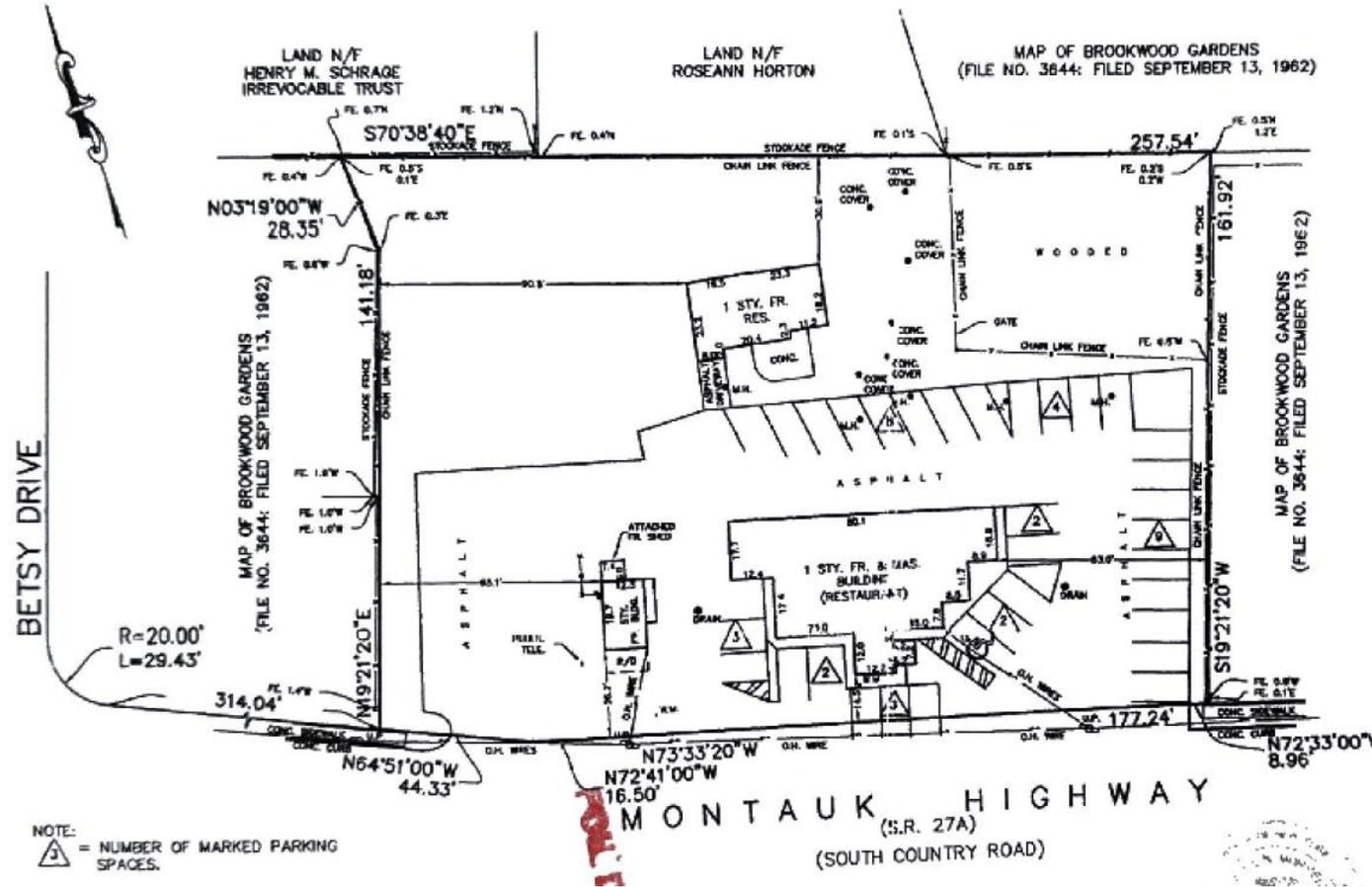






# PROPERTY SURVEY

469 Main Street, West Sayville, NY 11796  
FREESTANDING RESTAURANT FOR SALE



Exclusively Represented By:

Jason Merrell | Commercial Associate

Mobile: 631.767.3033 | jason@islandassociates.com



# AERIAL VIEW OF PROPERTY

469 Main Street, West Sayville, NY 11796  
FREESTANDING RESTAURANT FOR SALE



Exclusively Represented By:

Jason Merrell | Commercial Associate

Mobile: 631.767.3033 | [jason@islandassociates.com](mailto:jason@islandassociates.com)

**ia**

Island Associates Real Estate, Inc.

# RETAIL MAP

469 Main Street, West Sayville, NY 11796  
FREESTANDING RESTAURANT FOR SALE



Exclusively Represented By:

Jason Merrell | Commercial Associate

Mobile: 631.767.3033 | [jason@islandassociates.com](mailto:jason@islandassociates.com)



Exclusively Represented By:



Jason Merrell  
Commercial Associate  
631.767.3033  
[Jason@islandassociates.com](mailto:Jason@islandassociates.com)

*View all of my listings at the link below:*

[Jason Merrell Commercial Listings For Sale and For Lease](#)

**ia**

Island Associates Real Estate, Inc.

469 Main Street, West Sayville, NY 11796  
FREESTANDING RESTAURANT FOR SALE



444 Route 111, Suite 1 Smithtown, NY 11787