

For Sale

Turn-key Auto Repair / Service / Retail with Building

45845 County Rd 48, Southold, New York 11971



4,200 SF On The North Fork

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The foregoing is based on information obtained by BHS and believed to be reliable but no guarantee is made to its accuracy. No guarantee whatsoever is made as to the timing, amount or certainty of any sales projections or investor returns, which will depend on market conditions, project expenses, sales prices and other variables not presently ascertainable.

Brown Harris Stevens **Bold Honest Smart**

**Exclusive Offering
Available for
Qualified Buyers**

**For Further Information
Contact Exclusive
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Property Highlights

Ideally situated along Southold's heavily traveled County Road 48, this fully equipped auto service and retail property offers exceptional visibility and versatility in one of the North Fork's most desirable commercial corridors. The property spans approximately 4,200 square feet on a half-acre parcel and features seven service bays, multiple lifts, and high overhead doors—all included in the sale. With over 30 years of successful operation, this location presents a rare turn-key opportunity for an owner-operator, investor, or business seeking to expand into a high-traffic, established market. The site offers ample parking, flexible zoning that supports a range of service or retail uses, and outstanding frontage along one of Suffolk County's main east-west arteries, combining functionality, exposure, and long-term investment stability.

BUILDING SIZE: 4,200 SF

LOT SIZE: .51 AC

ZONING: General business / service uses; high exposure, good ingress / egress

PARKING: Abundant

TAXES: \$11,367

Front Shop

- Approx. **17' ceiling height** (15' to steel)
- **(1) Full bathroom** and **front office/reception area**
- **John Bean alignment machine & rack**
- **(4) Challenger lifts** plus **(1) center-post lift**
- **Heating:** waste oil system (fuel oil tank still in place) and **propane heat pack**
- **(4) skylights** providing natural light
- **Overhead doors:**
 - **(2)** roll-up doors at **10'x10'**
 - **(1)** roll-up door measuring **12'x13'** leading to the alignment rack

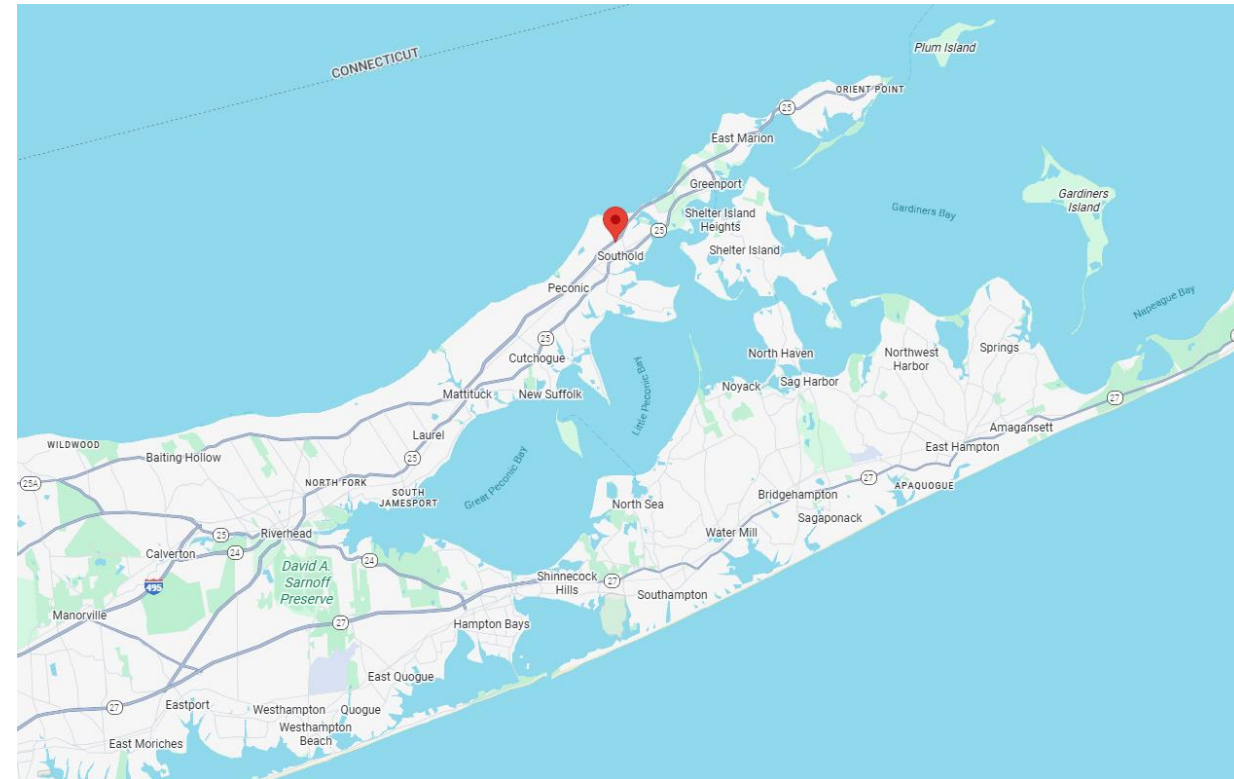
Back Shop

- Approx. **13' ceiling height** (no exposed steel)
- **(4) service bays**, including **(1) drive-through bay**
- **(5)** roll-up doors at **10'x10'** each

Building Amenities

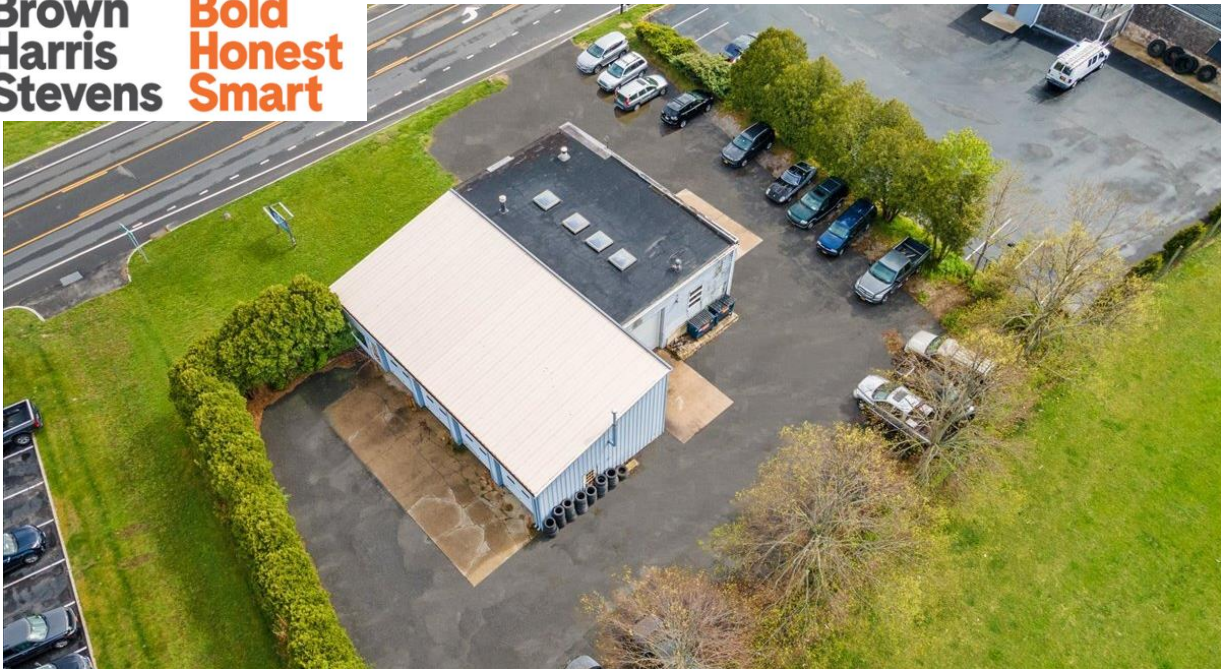
- **7 Service Bays**
- **3 Hydraulic Lifts**
- **7 x 10' Overhead Doors**
- **14' High Bay**
- **NYS Inspection Machine (Sold Separately)**
- **Gas Heat & AC**

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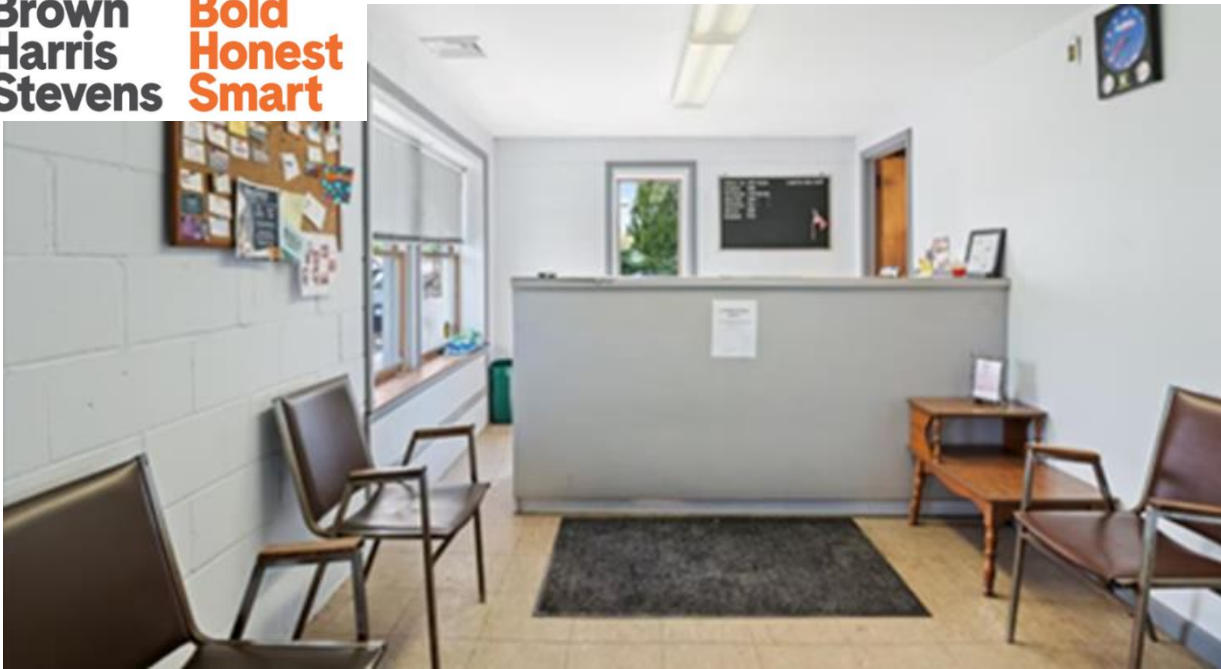
- Business has operated for **30+ years**
- Prime frontage on **CR 48 (Middle Road)** — a major east-west artery across the North Fork
- Flexible usage: Ideal for auto repair, detailing, tire service, fleet maintenance, small engine repair, contractor storage, retail showroom, or mixed service and retail use.
- Strong local demographic support:
~19,700 people within 5 miles, median household incomes ~\$95K+

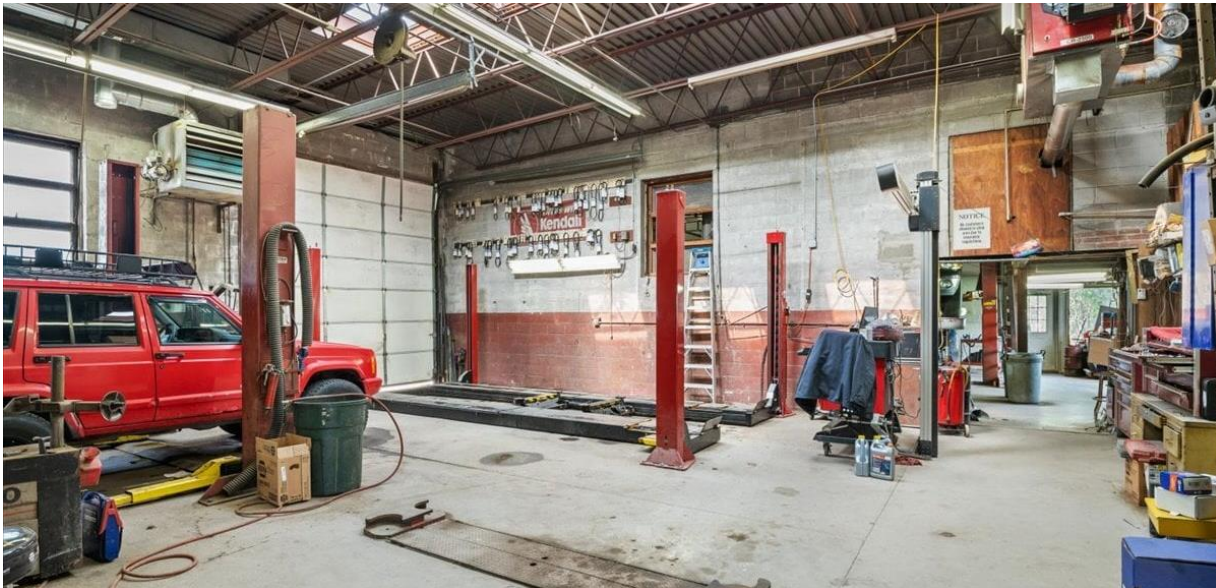
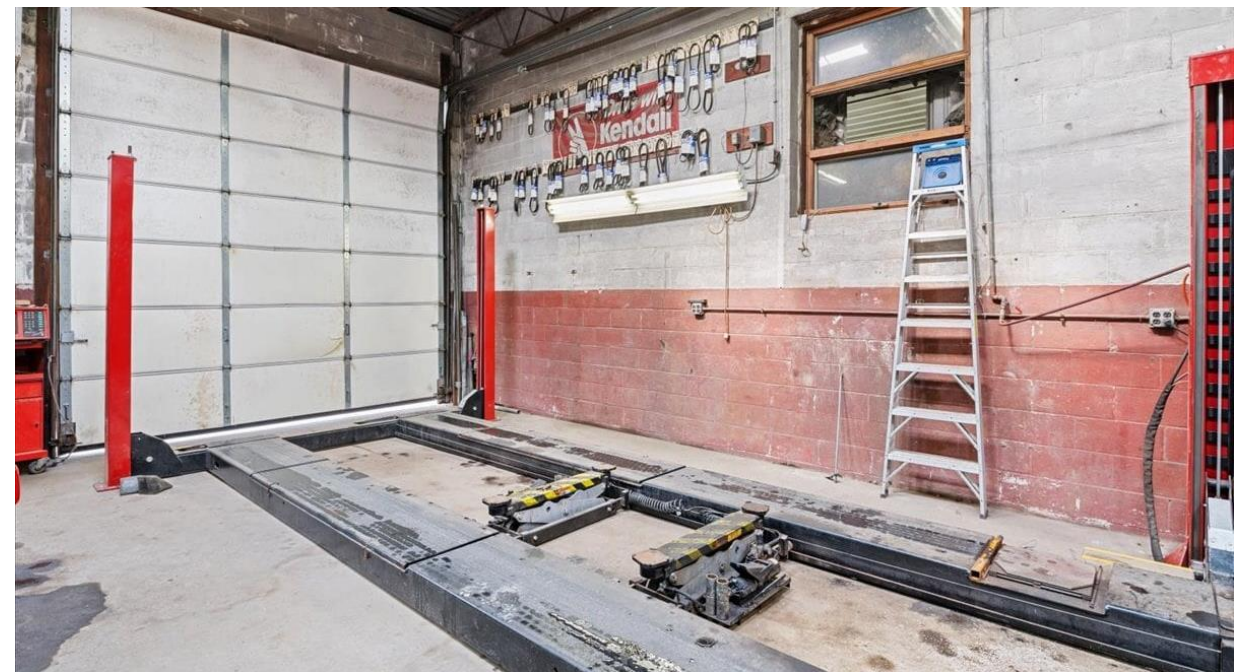
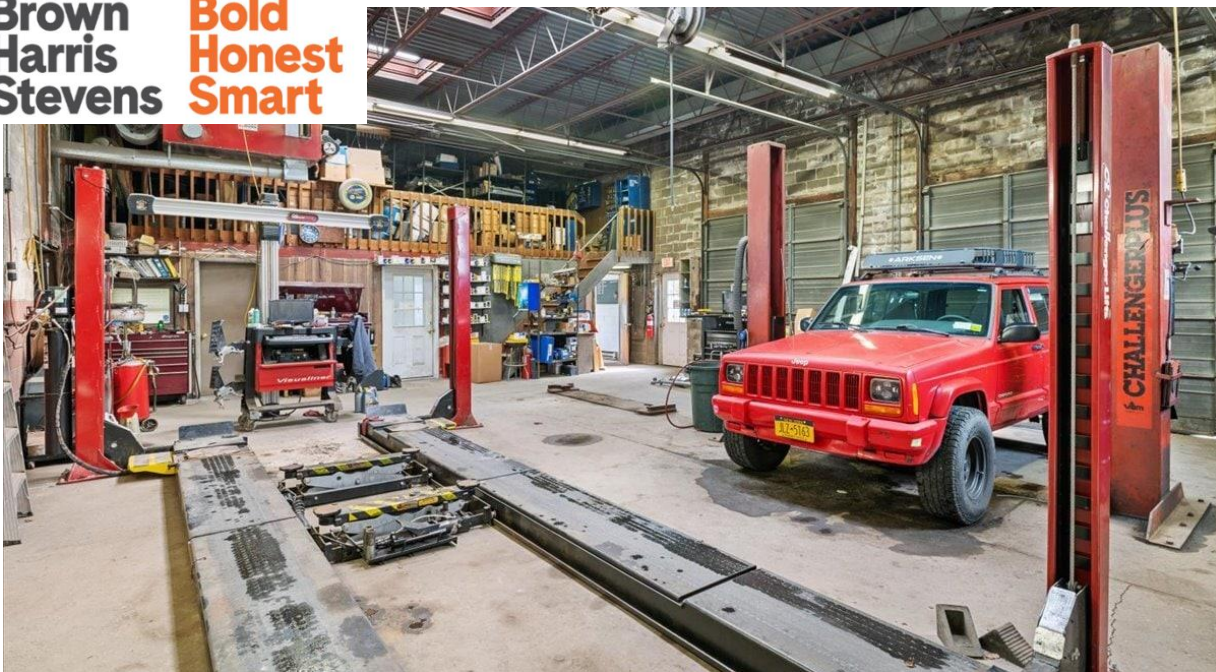
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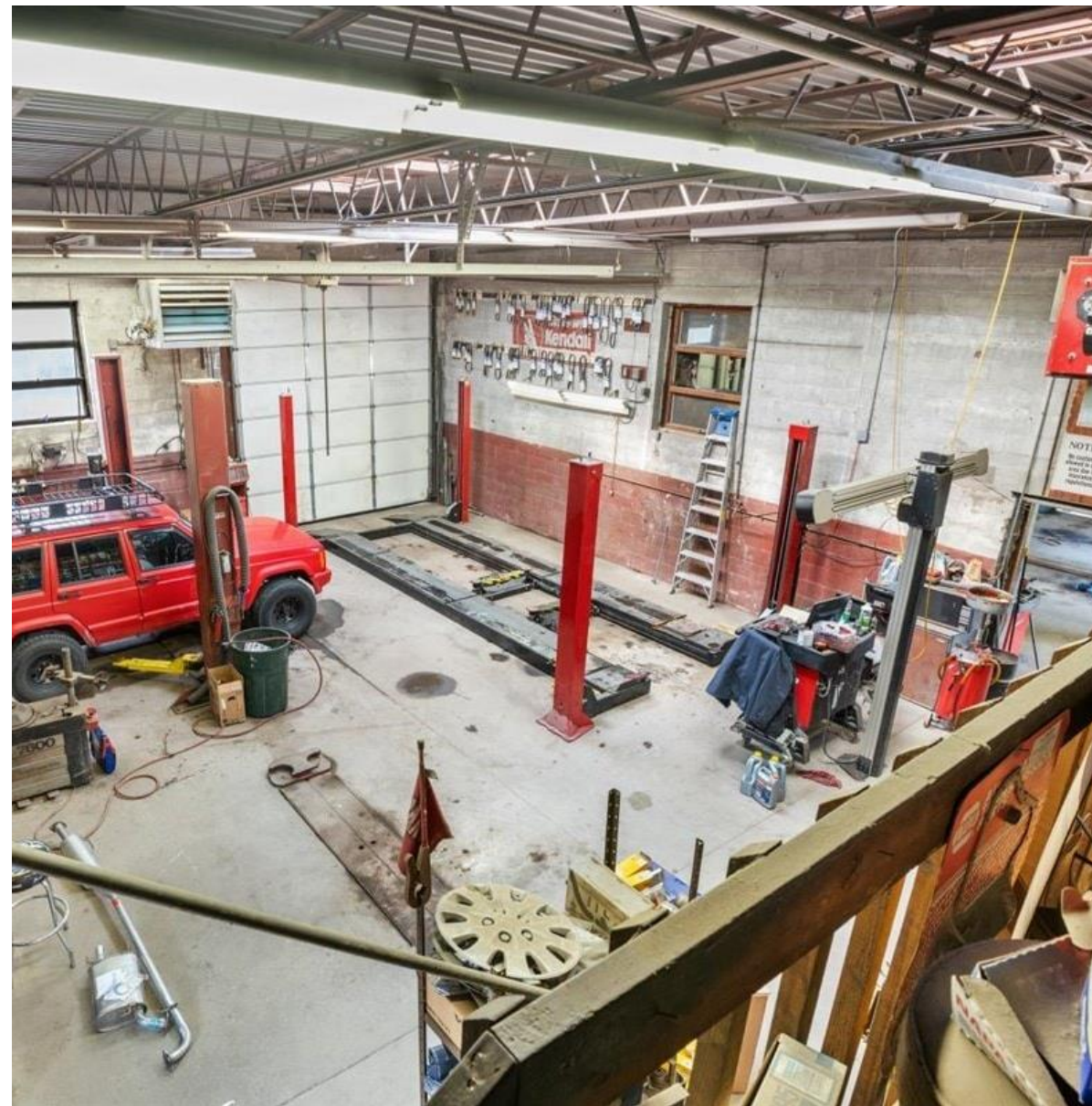
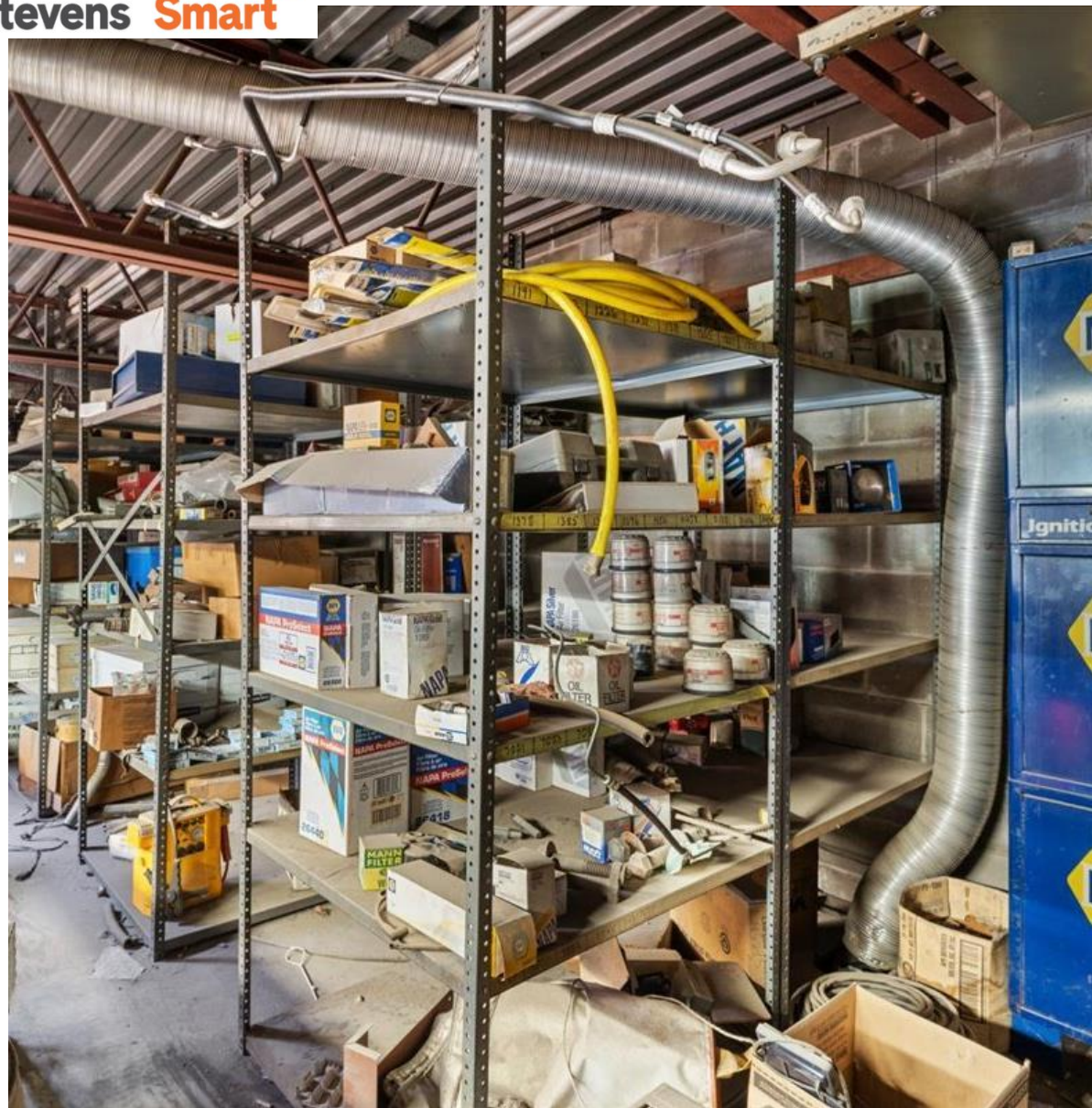


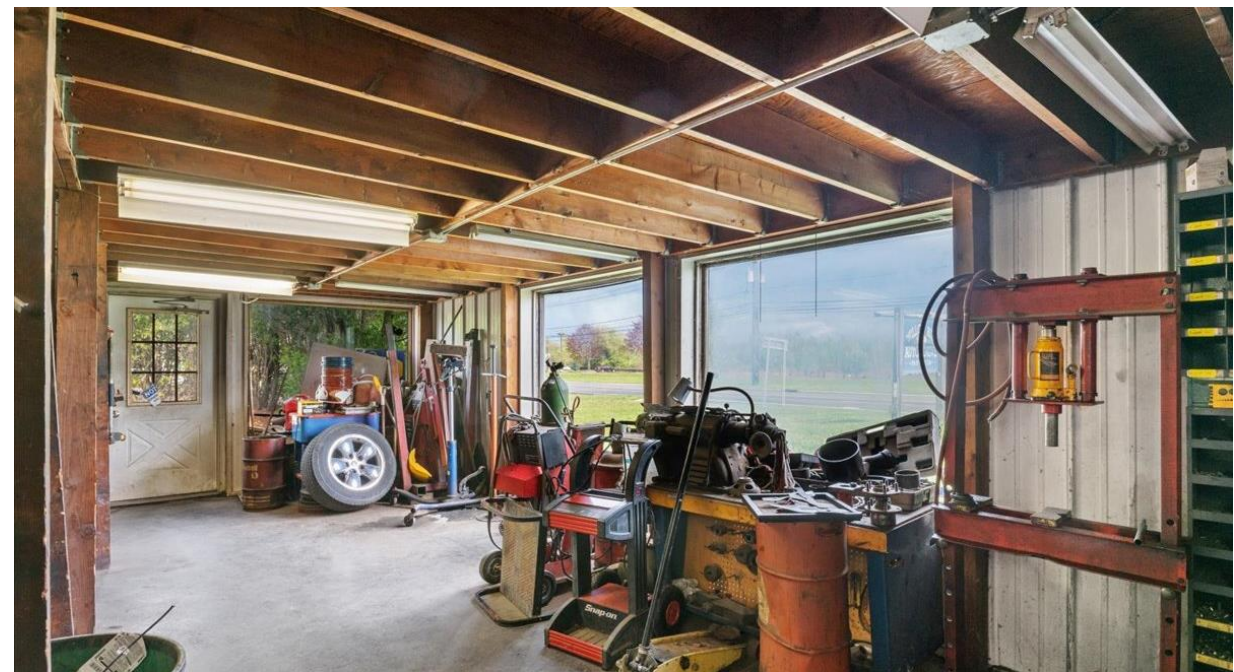
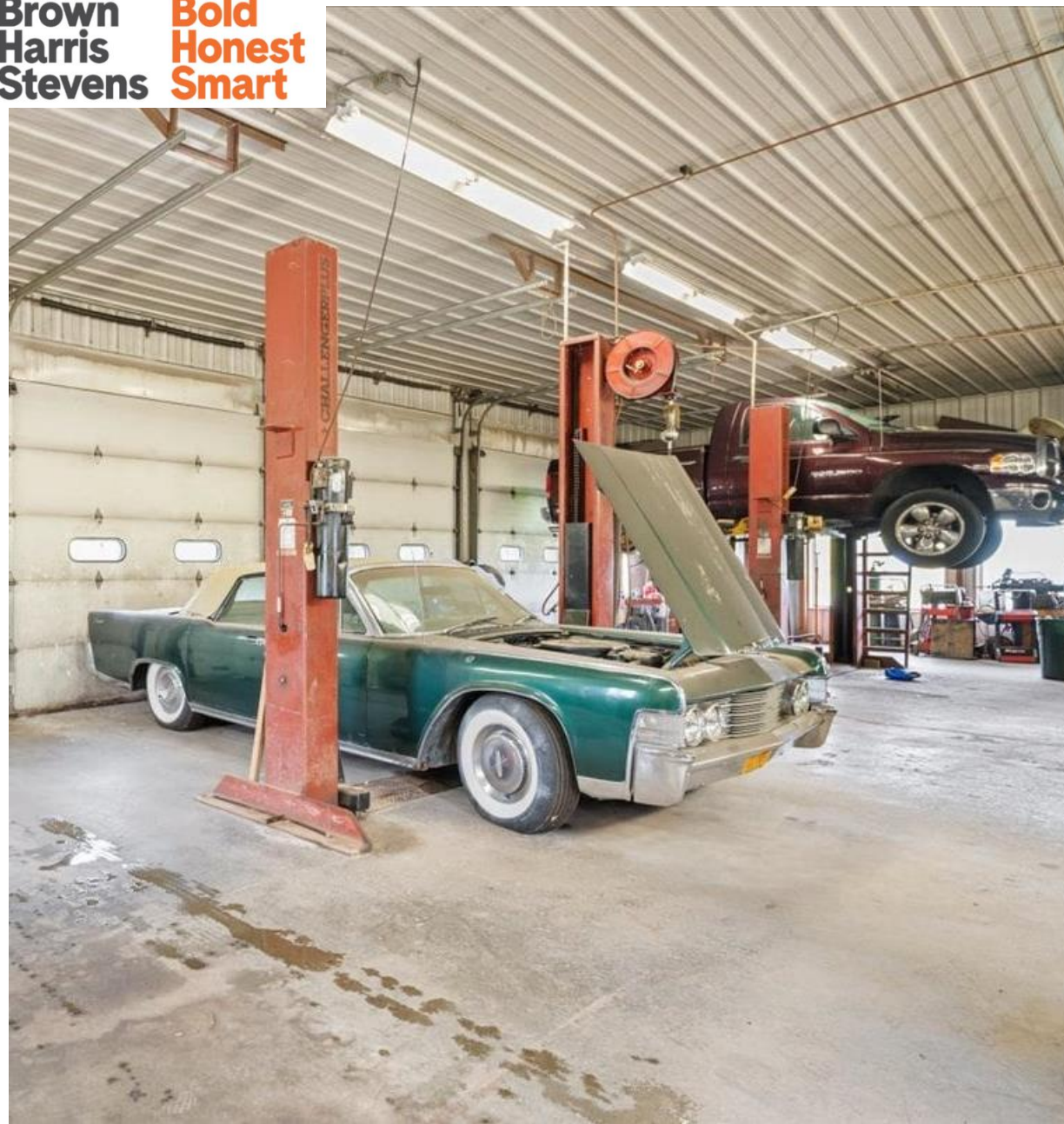


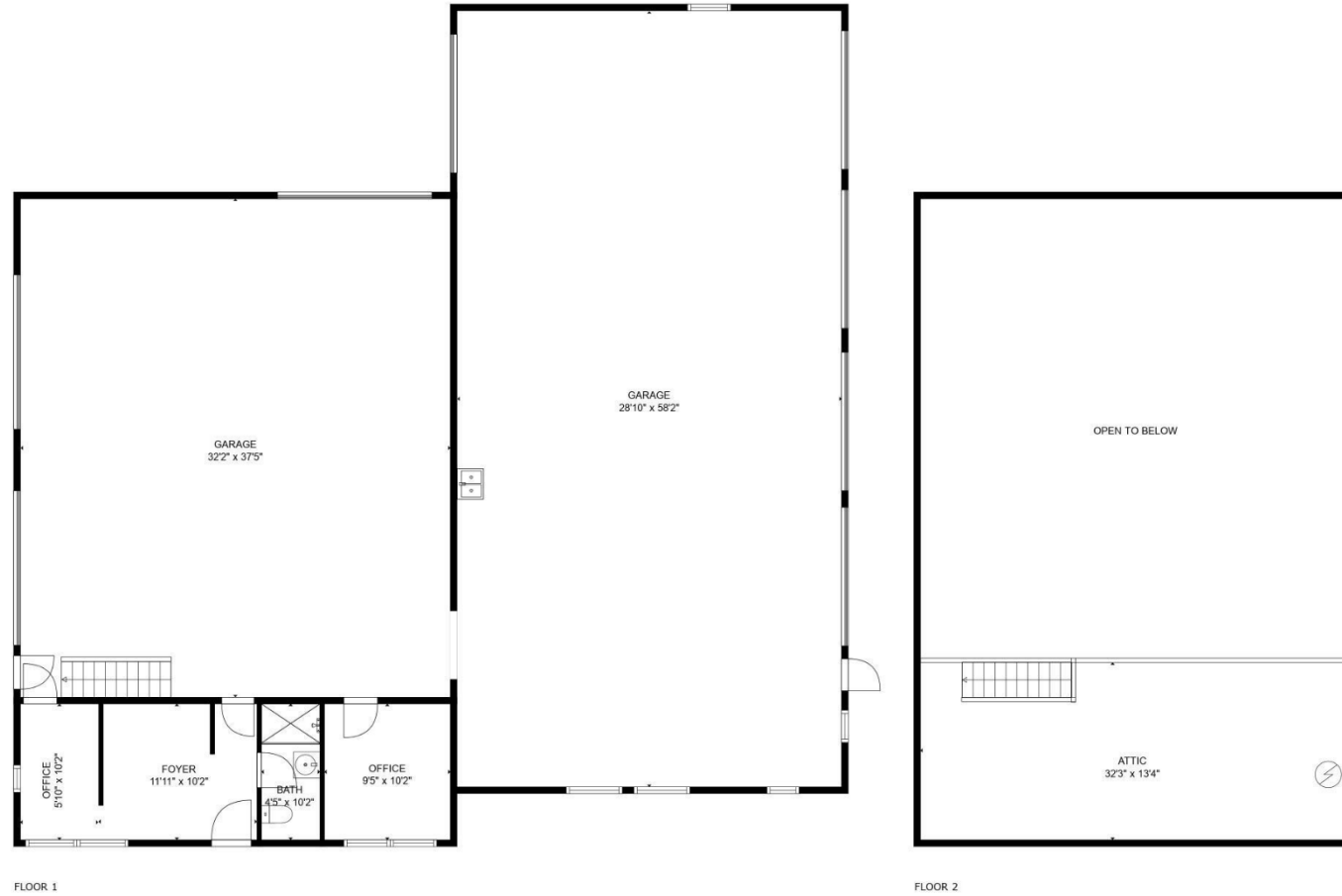
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GROSS INTERNAL AREA
FLOOR 1: 329 sq. ft, FLOOR 2: 439 sq. ft
EXCLUDED AREAS: , GARAGE: 2883 sq. ft
TOTAL: 768 sq. ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.