

# 82 E GATE DRIVE

HUNTINGTON, NY

Marcus & Millichap  
THE TUCCILLO GROUP



## UPON REQUEST

### LIST PRICE

- This subject property is a 3.96 acre parcel in Woodbury/Cold Spring Harbor and the Cold Spring Hills Civic Association
- The property is rezoned to R-HS (Residential Health Services District).
- Located next to the Cold Spring Harbor LIRR station, this location is a desirable area with a growing demand for assisted living facilities, driven by an aging population and high demand for senior care services.

<b>Zoning</b>	R-HS
<b>Lot Size (AC)</b>	3.96
<b>Property Type</b>	Commercial 3
<b>Taxes</b>	\$38,697