

Listing #20054

2 PROPERTIES FOR SALE

2 Adjacent Lots – Includes Repair Shop Business

1 E Main Street & 7/9 Carleton Ave, E Islip, NY 11730

Asking: \$1,999,000



PROPERTY DETAILS

- **Offering:** Property and Business (2 Lots, Repair Shop and a closed Gas Station)
- **Property Address:** 1 E Main Street / 7 Carleton Ave, E Islip, NY (Suffolk, Town of Islip)
- **Facility:** Three Bay Repair Shop double deep & Closed Gas Station
- **Asking:** \$1,999,000
- **Section, Block & Lot:** Lot 1: 372-2-41 Lot 2: 372-2-50
- **Zoning:** Lot 1: Com (BUS 1) Service & Gas (432) / Lot 2: Com (BUS 1) Auto body, Tire Shops, Other Related Auto (433)
- **Size:** Lot 1: ±8,276 Sq. Ft. Lot 2: ±7,840 Sq. Ft. **RE Taxes:** Lot 1: ±\$18,000 / Lot 2: ±\$15,000 per/year

BUSINESS SUMMARY

BBRE (Bill Blau Real Estate) has been retained to arrange for the sale of the two adjacent properties and business located at 1 E Main Street and 7-9 Carleton Ave, a property featuring a closed gas station on lot 1 and a three-bays repair shop (double-deep) on lot 2, on a prime well-traveled road situated at the lighted intersection of E main Street and Carleton Ave in East Islip. The repair shop is open from 7 am to 6pm / 6 days per week. The gas station has officially been closed for approximately 6 months but has been out of service for approximately 2 years.

The subject repair shop business does approximately \$45,000 per month in repairs. When the gas station was in operation, it was pumping approximately 120,000 gallons per month, store did approximately \$60,000 per month and lottery did \$30,000 per month.

The sale of this property is being furnished with all the necessary shop equipment, including a New York State Inspection machine and license. Ask for equipment list.

The station has (3) double-wall fiberglass tanks installed in 1998, (1) 8,000-gallon tank for regular, (1) 6,000-gallon tank for super, and (1) 3,000-gallon tank for diesel. Tanks and piping are good, but needs new islands, MPD's and other related items to make station operational.

Property Viewing – Important Information: Inspection of the property may be performed during normal business hours. Inspections shall not interfere with business operations and do not include back rooms, storage areas, office area, or secure areas. PLEASE TOUR DISCRETELY AS A CUSTOMER, AS ALL EMPLOYEES DO NOT KNOW PROPERTY/BUSINESS IS FOR SALE. UNDER NO CIRCUMSTANCES MAY YOU ATTEMPT TO DISCUSS THIS LISTING WITH THE OWNER OR ANY EMPLOYEES WITHOUT PRIOR APPROVAL FROM US. All information has been provided by the seller and needs to be verified by the buyer. Bill Blau Business Broker, Inc., AKA Bill Blau Real Estate makes no representation to its accuracy and does not certify or makes any warranties of any of the information provided and has not verified any of the information. It is strongly advise that you or your accountant review all information from the seller and do all due diligence before the closing. Information is subject to change without notice.

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