



Island Associates Real Estate Inc.

We create value

## For Sale

2058-2060 Jericho Tpke.,  
East Northport NY 11731



**Larry Densen**

[Larry@IslandAssociates.com](mailto:Larry@IslandAssociates.com)

**(516) 857-5564**

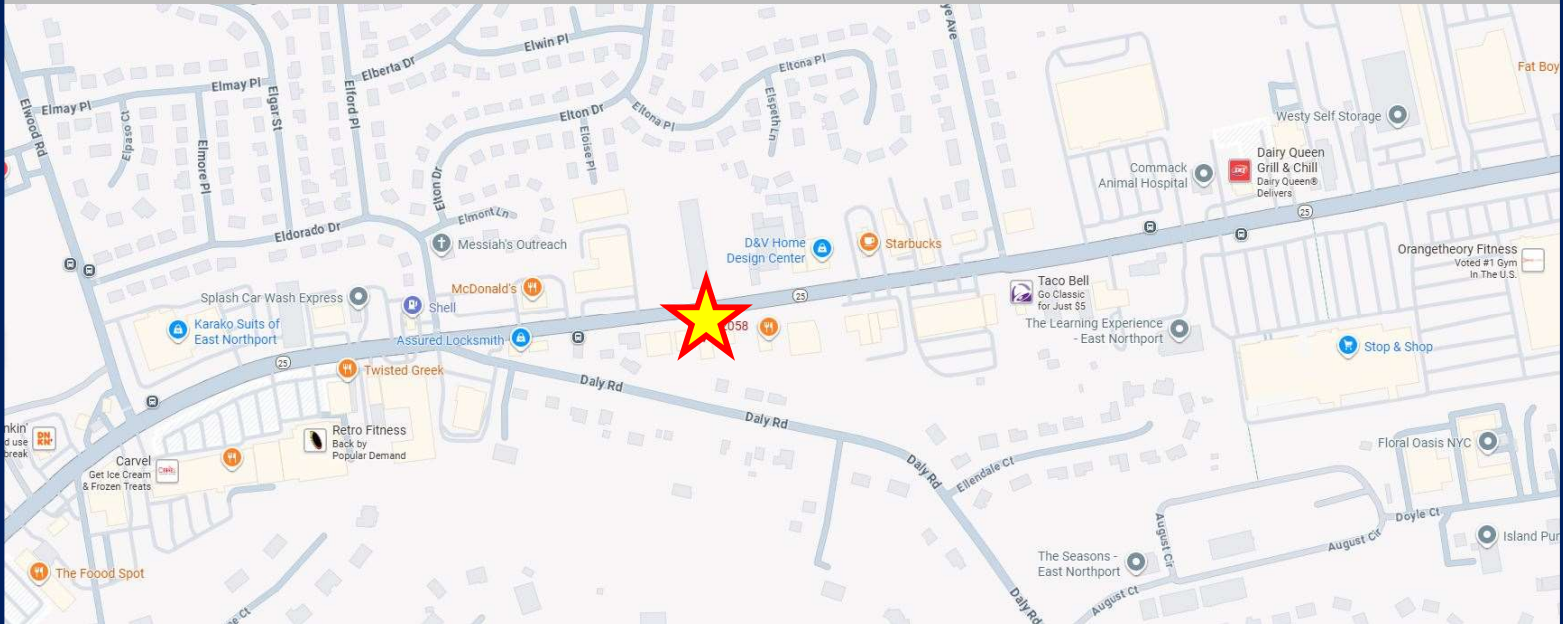
444 Rt. 111, Suite 1 Smithtown, NY 11787 . 631 982-2100 . [www.IslandAssociates.com](http://www.IslandAssociates.com)

# **+/- 3,600 SF Freestanding Retail Building w/ 12' Ceilings on .37 Acres**

**\*Can be divided into 2 (two) 1,800 sf spaces**

**Price: \$1,599,900.00**

**Taxes: +/- \$16,941.00**



**Highly visible commercial property offers exceptional opportunity for retail or office use.**

Site benefits from outstanding frontage, strong daily traffic counts of 28,582, and excellent accessibility. Featuring a versatile interior layout suitable for a wide range of business uses, ample on-site parking, and prominent signage potential to maximize brand exposure.

Surrounded by established retailers, national brands, and dense residential neighborhoods, this location provides a built-in customer base. Ideal for investors or owner-users seeking a strategic Long Island location with long-term value in a thriving commercial district.

**3,600 SF Basement w/ 8 ft ceilings / Dry, climate controlled**

**22 Parking spaces**

**Zoned Commercial C6 General Business**

**73' of frontage on Jericho Tpke.**

<b>Demographics</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
Total Population	7,202	72,097	208,215
Average HH Income	\$169,072	\$174,188	\$165,636

*All information is subject to errors, omissions, modification, and withdrawal.*

*Information is from sources deemed to be reliable but should not be relied upon without independent verification.*



JERICO TURNPIKE S.R. 25  
(VAR. WIDTH)

LAND NOW OR FORMERLY OF  
2050 JERICO REALTY CORP  
S.C.T.M: 0400-215-02-8  
ZONE: C - 6 AND R - 10

LAND NOW OR FORMERLY OF  
STEVEN ZAMMIT  
S.C.T.M. 0400-215-02-10  
ZONE: C - 6 AND R - 10

LAND NOW OR FORMERLY OF  
CHRISTOPHER DANGELO &  
VICTORIA GERZAK  
S.C.T.M. 0400-215-02-165  
ZONE: R - 10

DALY ROAD  
(VAR. WIDTH)





All information is subject to errors, omissions, modification, and withdrawal.  
Information is from sources deemed to be reliable but should not be relied upon without independent verification.





All information is subject to errors, omissions, modification, and withdrawal.  
Information is from sources deemed to be reliable but should not be relied upon without independent verification.