

FOR SALE

ASKING PRICE

\$1,600,000



## 235 E Deer Park Road

Dix Hills, NY 11746 | Retail with Drive Thru | 1.12 ACRES

LOT SIZE

**1.12**  
ACRES

ZONING

**C6**  
Retail

ANNUAL TAXES

**\$8,000**  
COMBINED



PRESENTED BY

**Jack Kuczynski**

*Licensed Real Estate Salesperson*



**P** (917) 817-7089

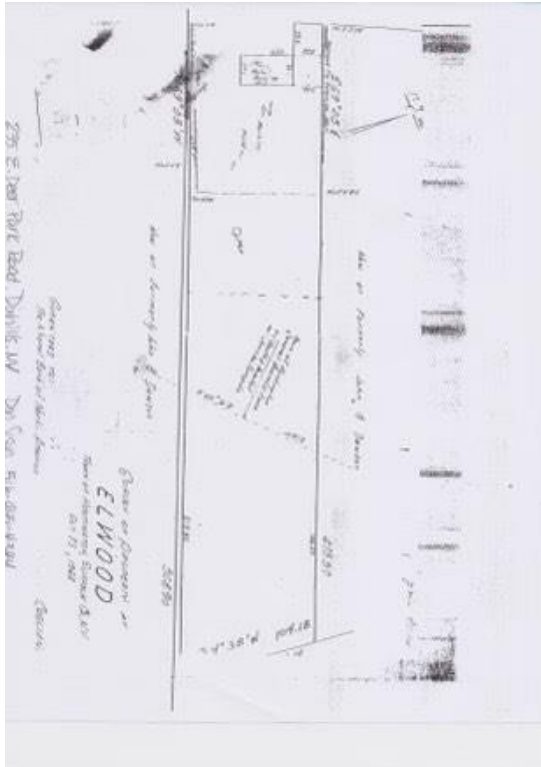
**E** jpk6179@gmail.com

**W** rrcommercialrealtygroup.com

# PROPERTY OVERVIEW

**\$1,600,000**

235 E Deer Park Road Dix Hills



## PROPERTY DETAILS

Total Land Area	1.12 Acres
Property Type	Retail
Zoning	C6 (Retail)
Combined Annual Taxes	\$8,000
Frontage	100'
Asking Price	\$1,600,000
Square Feet	1,200

## PROPERTY HIGHLIGHTS

01

Close Proximity to LIE, Northern State Parkway, and Jericho Turnpike

02

Over 35,000 cars per day. 100' of frontage on E Deer Park Road

03

Self Storage redevelopment Opportunity

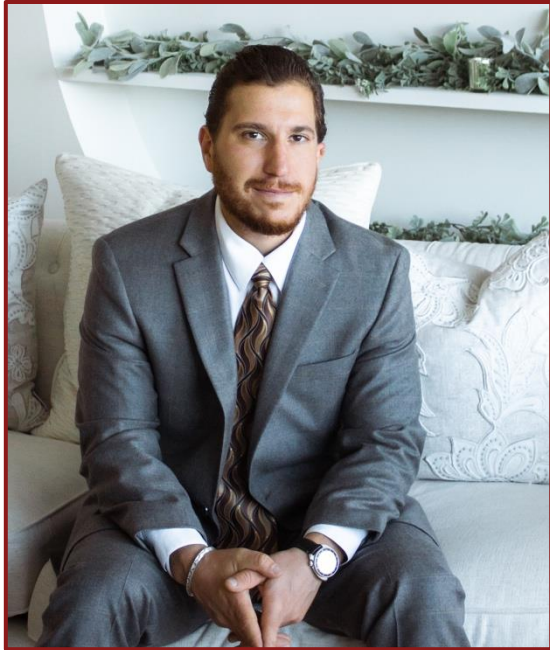
### THE OPPORTUNITY

Current 1,200 SF retail building with drive-through situated on 1.12 acres perfect for medical, retail, or self storage redevelopment opportunity

SCHEDULE A TOUR · REQUEST OM · (631) 406-6801 · [RPINO@RRCRG.COM](mailto:RPINO@RRCRG.COM)

# ABOUT THE BROKER

R & R Commercial Realty Group



## RICHARD PINO

*Founder · Licensed Real Estate Broker*

NY License #10491208901

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<b>Office</b>	(631) 406-6801
<b>Mobile</b>	(631) 524-0524
<b>EMAIL</b>	rpino@rrcrg.com
<b>WEB</b>	rrcommercialrealtygroup.com

## AREAS OF EXPERTISE

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Investment Sales    Mixed-Use & Multifamily    Retail & Office Leasing    1031 Exchange Advisory

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*At R & R Commercial Realty Group, we focus on creating real value for property owners. We work hands-on with every client, combining market knowledge, aggressive marketing, and disciplined execution to maximize pricing and certainty of close.*

— RICHARD PINO, FOUNDER

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