

732 Smithtown Bypass Suite 102 B Smithtown, NY 11787

Office: 631-656-0360

Fax: 631 656-0359

### For Lease

620 Waverly Ave,

Patchogue, NY



#### PROPERTY FEATURES

• Building Size: 14,300 Sq. Ft.

Lot Size: 1.44 Acers

• Zoning: J2

• Taxes: \$49,634.00

Asking Price: \$21.00 Sq. Ft. Modified Gross

#### FOR MORE INFORMATION

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### **Executive Summary**

Property Address: 620 Waverly Ave,

Patchogue, NY 11772

Property Description/ Type: Retail

Building Square Footage: 14,300 Sq. Ft.

Available Square Footage: Unit 3 (Restaurant) 2,200 Sq. Ft.

Unit 4 (Vacant) 1,100 Sq. Ft.

Parking: Ample

Heat / A/C: Gas/HVAC

Electric Service: 200 Amp

Sewer/Septic: Septic

Taxes: \$49,634.00

Zoning: J2

Condition: Excellent

Lease Term: 5,7,10 Years

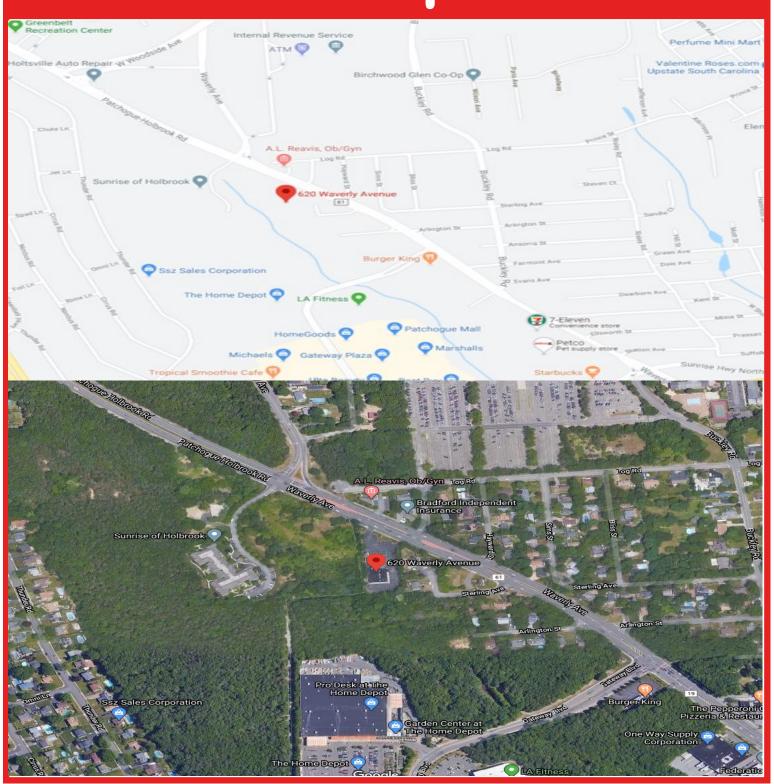
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# Map





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## Survey

