



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



Map



