

## 454-464 Fulton Street, Farmingdale NY

Magnificent opportunity, commercial mixed use property, zoned Business D, total lot size 1.10 acres. Incorporated Village location, high traffic area, over 20,000 cars pass per day.

Can be developed for Assisted Living, Boutique Hotel, Condos, new development, endless possibilities. Existing auto body repair shop on premises, established for over 72 years. 4,500 sq ft, 12 car body shop, 5 lifts, 9 ft garage door, plus large separate office building 1000 sq ft with waiting room, reception area, private office, half bath and a full basement. Lot allows approximately 100 cars on property, plus an additional legal 3 family home, 1,676 sq ft of living space with a 2 car detached garage. Auto collision business can be purchased separately. Asking \$3,800,000

JOB NO.: 20-47821

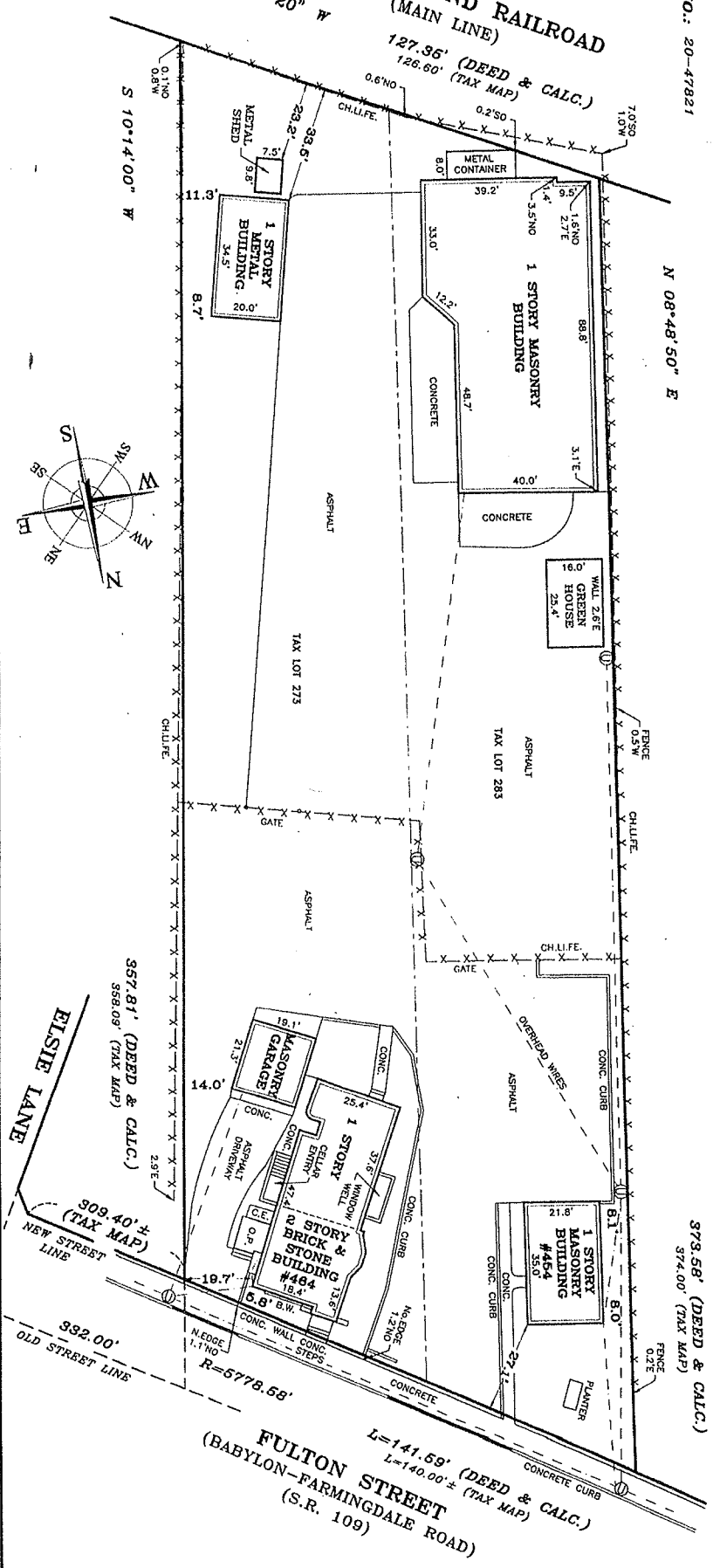
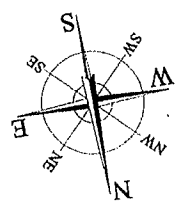
N 08°48'50" E

373.58' (DEED & CALC.)  
374.00' (TAX MAP)

LONG ISLAND RAILROAD  
(MAIN LINE)  
127.36' (DEED & CALC.)  
126.80' (TAX MAP)

N 61°17'20" W

S 10°14'00" W

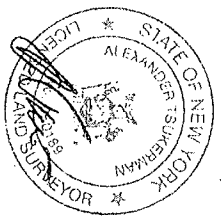


THE EXISTENCE OF RIGHTS OF WAYS AND/OR EASEMENTS OF RECORD, IF ANY, NOT SHOWN ARE NOT CERTIFIED.

THE SPICES OR DIMENSIONS SHOWN FROM THE STRUCTURES TO THE PROPERTY LINES ARE FOR A SPECIFIC PURPOSE AND USE AND THEREFORE ARE NOT INTENDED TO OBTAIN THE DESIGN OF FENCES, NEIGHBOR WALLS, FENCES, PLANNING MARKS, ADORNERS TO STRUCTURES AND ARE OTHER CONSTRUCTION.

UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY IS A VIOLATION OF SECTION 208 OF THE REAL PROPERTY LAW. ANY PERSON WHO VIOLATES THIS SECTION SHALL BE DEEMED TO HAVE CONSENTED TO THE LAND SURVEYOR'S SEAL, OR ENDORSED SEAL, SHALL NOT BE CONSIDERED TO BE A VALID TITLE COPY.

CORRECTIONS INDICATED HEREON SHALL BE ONLY TO THE EXTENT FOR WHICH THE SURVEY IS PREPARED, AND ON NO BEHALF TO THE TITLE CLAIMANT, CONVEYANCE, AGENT AND LENDING INSTITUTION LISTED HEREON, AND TO THE ASSUREES OF THE POLICY OF TITLE INSURANCE AND THE NOT INDICATED TO ADDITION, PERTAINING TO SUCH SURVEY SPACES.



ALEXANDER TSUKERMAN N.Y.S. L.S. NO.2038189

**TAX DESIGNATION:**  
SECTION: 48, BLOCK: 447, LOTS: 273, 283

**SURVEYED ON:** JUNE 01, 2020

**DRAWN BY:** M.A.V. **CHECKED BY:** A.T.

**SCALE:** 1" = 30'



**LEONARD J. STRANDBERG AND ASSOCIATES,**  
CONSULTING ENGINEERS AND LAND SURVEYORS, P.C.  
32 SKIATH STREET PREPARED, NY 11520  
516-378-2064 • 212-213-4090 • FAX 516-378-6849  
EMAIL: INFO@LJSP.COM

**MAP OF SURVEY**

**SURVEY OF:** DESCRIBED PROPERTY  
**FILED MAP:** N/A

**LOCATED AT:**  
INCORPORATED VILLAGE OF FARMINGDALE,  
TOWN OF OYSTER BAY,  
COUNTY OF NASSAU, STATE OF NEW YORK