

# For Sale | Commercial Land

## N/S Havenwood Drive, Shirley, NY



Lot Size: 20,000 sf  $\pm$  (100 x 200)  
Two Separate Lots Sold Together

Sec: 980.40 | Block: 2 | Lots: 61 & 62

Zoned: Business J2

Township: Town of Brookhaven

Asking Sale Price: \$ 500,000.00  
Taxes (Lot 61): \$ 491.83 / year  $\pm$   
Taxes (Lot 62): \$ 491.83 / year  $\pm$

- Ideal For Development
- Located 7 miles from LIE Exit 68
- Located 3 miles from Sunrise Hwy Exit 58
- Just off Shirley / Wading River Parkway



# METRO

REALTY SERVICES LLC

201 Moreland Road, Ste 4, Hauppauge, NY 11788

(631) 770-0700 ~ [info@metrorealtyservices.com](mailto:info@metrorealtyservices.com)

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Managing Partner  
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### Exclusive Agent:

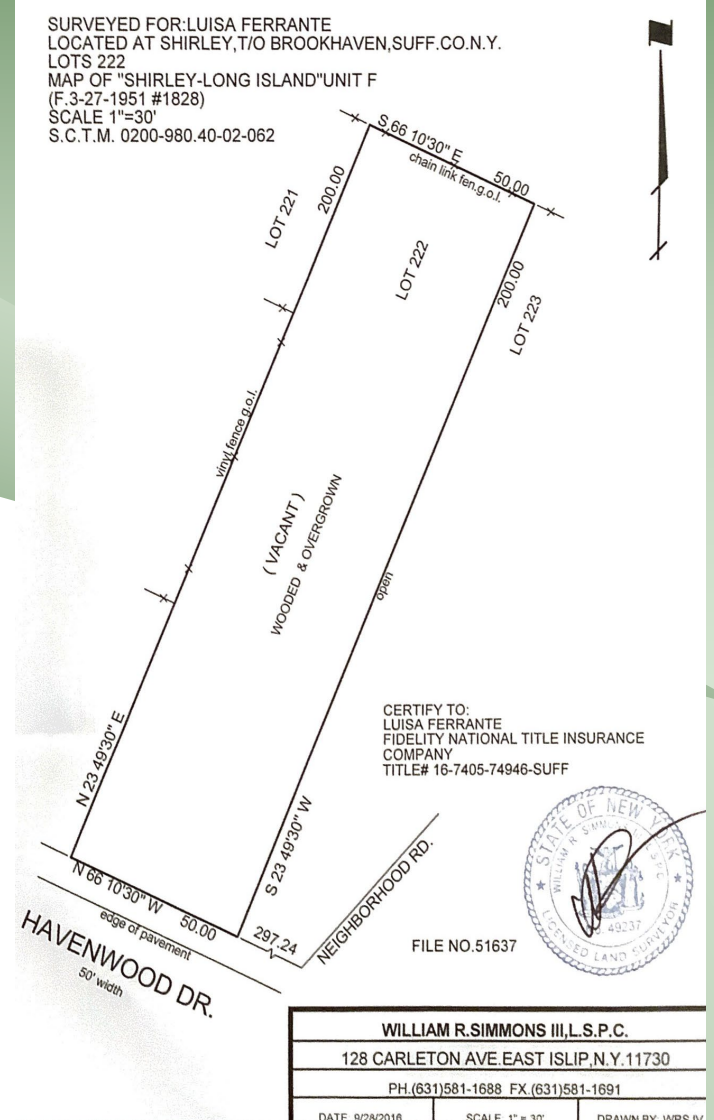
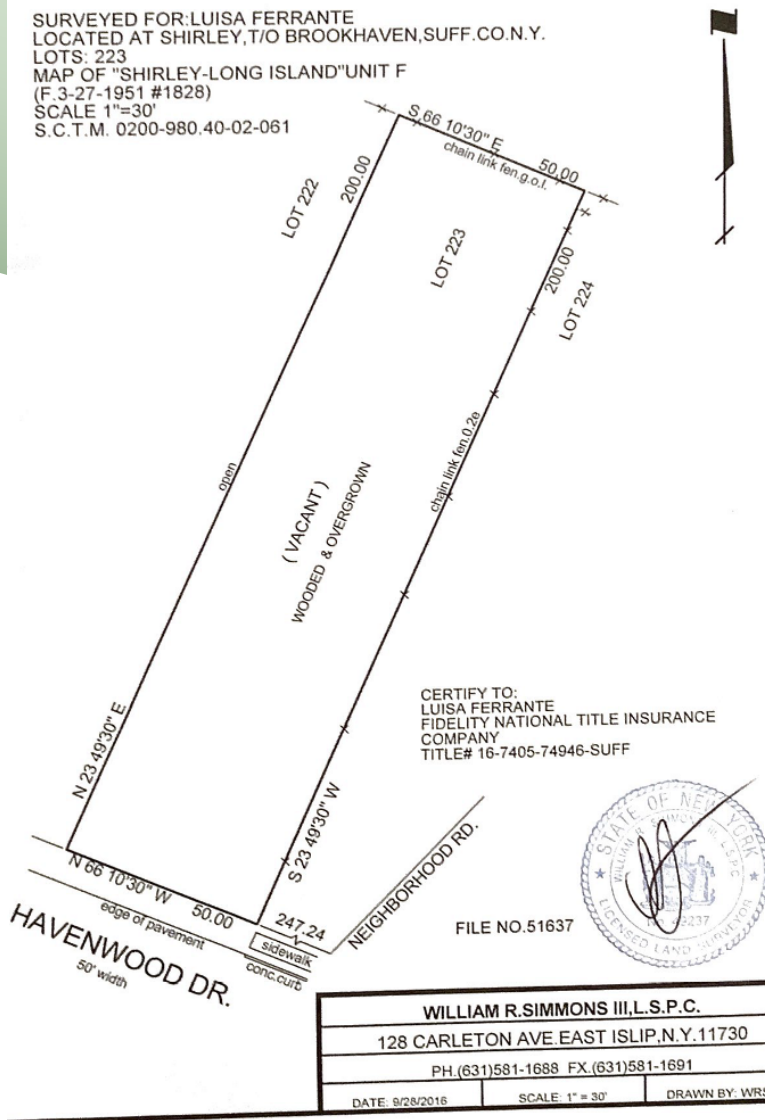
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Modified: 8/6/2025

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### Town of Brookhaven J2 Uses (as of right):

Art galleries.  
B. Assembly and social recreation hall.  
C. Automobile parking field.  
D. Bank with or without accessory drive-through facility.  
E. Bar, tavern or pub.  
F. Billiard hall.  
G. Bowling alley.  
H. Catering hall.  
I. College or university, excluding dormitories and other college, university, or school residential facilities.  
J. Commercial center.  
K. Day-care facility.  
L. Delicatessen.  
M. Dog/pet day care.  
N. Dry cleaners.  
O. Exhibit halls.  
P. Health club.  
Q. Indoor recreation.  
R. Laundromats.  
S. Live performance and community theater.  
T. Lodge.  
U. Movie theater, community.  
V. Museum.  
W. Non-degree-granting instruction/program, except those associated with manufacturing or driver training.  
X. Nursery/garden center.  
Y. Office.  
Z. Personal service shops.  
AA. Pharmacy with or without accessory drive-through facility.  
BB. Places of worship, parish house, or rectory.  
CC. Public, private school or parochial school with or without dormitory facilities.  
DD. Restaurant.  
EE. Retail sales establishment.  
FF. Shops and stores for the sale at retail of consumer merchandise and services.  
GG. Shops for custom work and for making articles to be sold at retail on the premises.  
HH. Take-out restaurant.  
II. Undertaking establishments.  
JJ. Veterinary hospital, provided that all activities take place within the building.

[§ 85-428 Accessory uses.](#) [Amended 7-21-2016 by L.L. No. 20-2016, effective 8-5-2016; 1-17-2019 by L.L. No. 1-2019, effective 1-28-2019; 2-22-2024 by L.L. No. 4-2024, effective 2-27-2024] Customary accessory uses, structures and buildings shall be permitted when located on the same lot as the principal authorized use, provided that such uses are clearly incidental to the principal use and do not include any activity conducted as a business.

[A.](#) Outdoor display area as an accessory use to a retail sales establishment.

[B.](#) Fuel cell facility for on-site consumption.

[C.](#) Mega-laundromat as an accessory use to a commercial center.

[§ 85-429 Town Board special permits for accessory uses.](#) [Amended 7-21-2016 by L.L. No. 20-2016, effective 8-5-2016] The following special permit uses, when authorized by the Town Board, shall be subject to the criteria as set forth in Article [VI](#), § [85-67](#), in addition to the criteria contained herein:

[A.](#) Regional movie theater as an accessory use to a commercial center.

[B.](#) Motor vehicle fueling as an accessory use to a major retailer.

[§ 85-430 Planning Board special permits for accessory uses.](#) [Amended 7-21-2016 by L.L. No. 20-2016, effective 8-5-2016; 2-22-2024 by L.L. No. 4-2024, effective 2-27-2024] The following special permit uses, when authorized by the Planning Board, shall be subject to the criteria as set forth in Article [VIII](#), § [85-107](#), in addition to the criteria contained herein:

[A.](#) Major restaurant as part of a commercial center.

[B.](#) Outdoor or overnight parking of registered vehicles.

[C.](#) Outdoor display.

[D.](#) Outside seating as an accessory use to a restaurant, take-out restaurant or major restaurant.



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