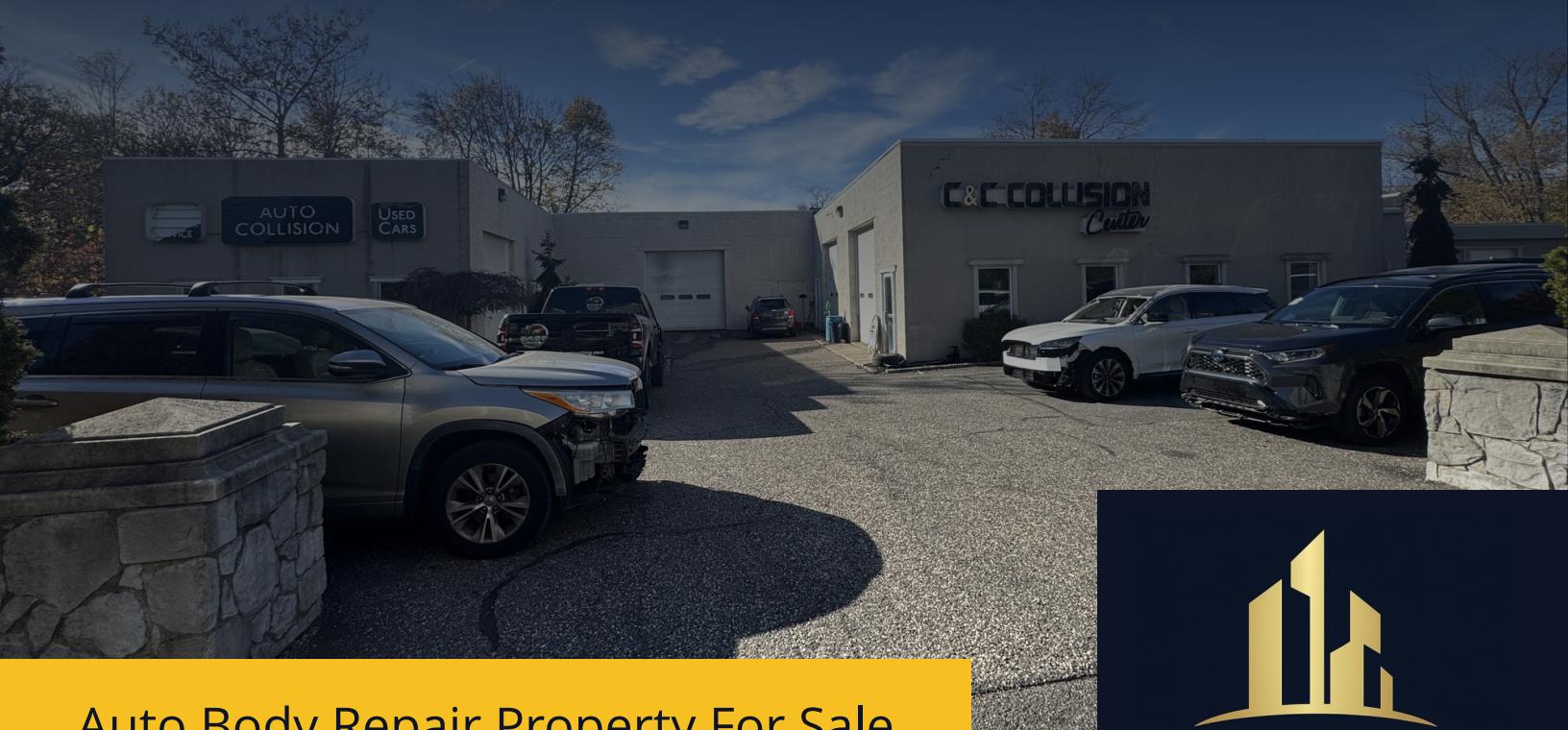


**26 TEXACO AVENUE, PORT JEFFERSON, NY 11777**

Auto Body Repair Business with Real Estate For Sale



## Auto Body Repair Property For Sale

### PROPERTY DESCRIPTION

Auto Body Repair Business with Real Estate For Sale. C&C Collision is a well-established and highly respected auto body and collision repair center serving the Port Jefferson area. This business has built a strong reputation over the years for quality craftsmanship, reliable service, and long-term relationships with insurance companies and retail customers alike. The property features a 12,800 SF freestanding building on approximately 1 acre of land. The facility includes multiple repair bays, state-of-the-art paint booths, storage, and administrative space. Prime location with convenient access for customers and commercial clients.

### PROPERTY HIGHLIGHTS

- Consistent multimillion-dollar annual revenue
- Strong management and skilled technicians in place
- High-margin business with excellent reputation
- Large 12,800 sq. ft. facility with multiple bays, paint booths, offices, and customer areas
- Situated on nearly 1 acre with ample parking and easy access



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Licensed Associate Real Estate Broker  
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steven.bezmen@hedgestone.com

# Property Summary

**AUTO BODY REPAIR BUSINESS WITH REAL ESTATE FOR SALE  
26 TEXACO AVENUE, PORT JEFFERSON, NY 11777**



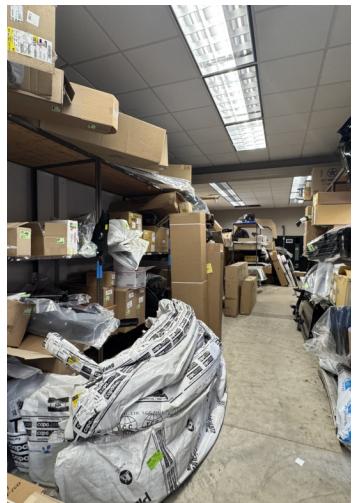
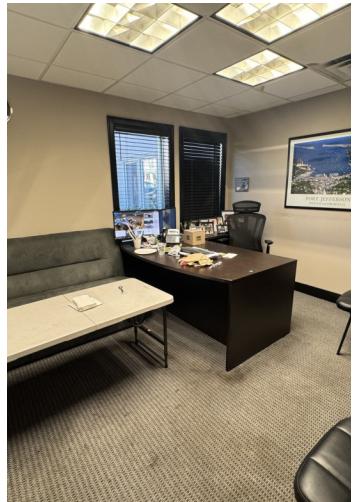
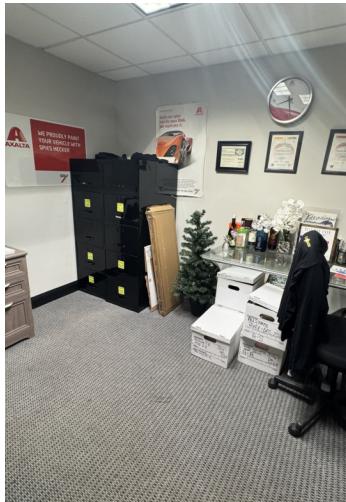
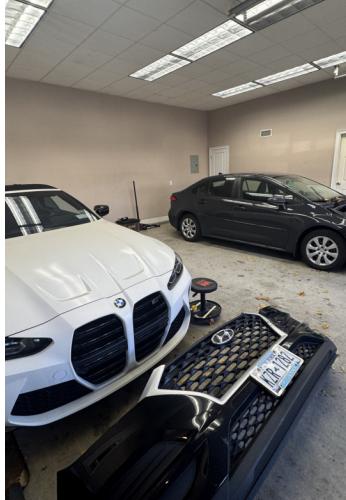
## OFFERING SUMMARY

Real Estate Sale Price:	\$3,499,000
Business Sale Price:	\$3,200,000
Total Sale Price:	\$6,699,000
Taxes:	\$42,363
Zoning:	C2
Lot Size:	0.76 Acres
Building Size:	12,800 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,793	20,319	48,434
Total Population	9,600	56,391	150,058
Average HH Income	\$150,086	\$178,340	\$170,893

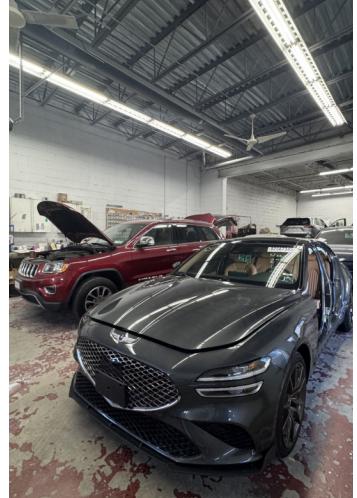
# Additional Photos

**AUTO BODY REPAIR BUSINESS WITH REAL ESTATE FOR SALE  
26 TEXACO AVENUE, PORT JEFFERSON, NY 11777**



# Additional Photos

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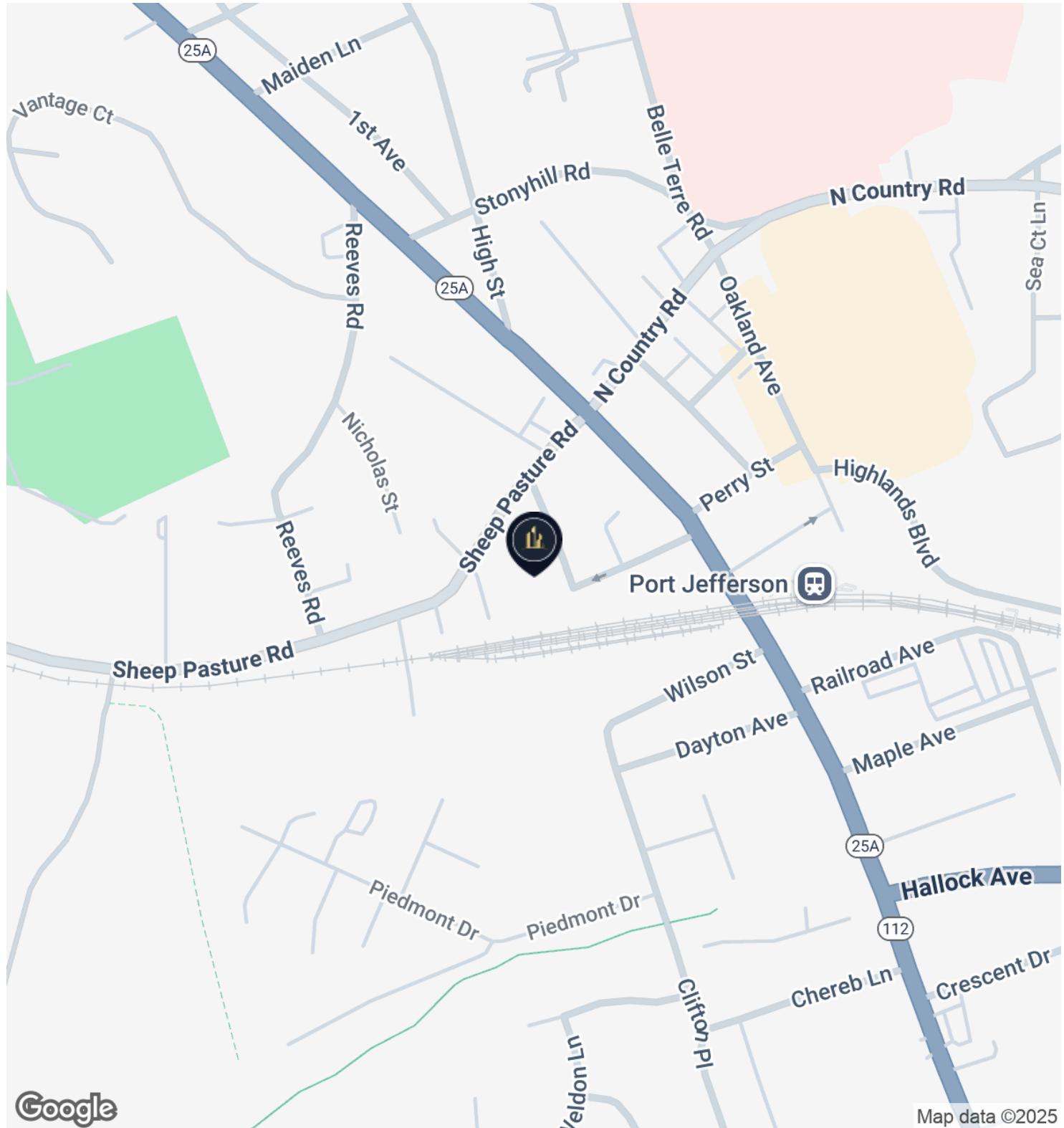
# Aerial Map

**AUTO BODY REPAIR BUSINESS WITH REAL ESTATE FOR SALE  
26 TEXACO AVENUE, PORT JEFFERSON, NY 11777**



# Location Map

**AUTO BODY REPAIR BUSINESS WITH REAL ESTATE FOR SALE**  
**26 TEXACO AVENUE, PORT JEFFERSON, NY 11777**



# Property Outline

**AUTO BODY REPAIR BUSINESS WITH REAL ESTATE FOR SALE**  
**26 TEXACO AVENUE, PORT JEFFERSON, NY 11777**

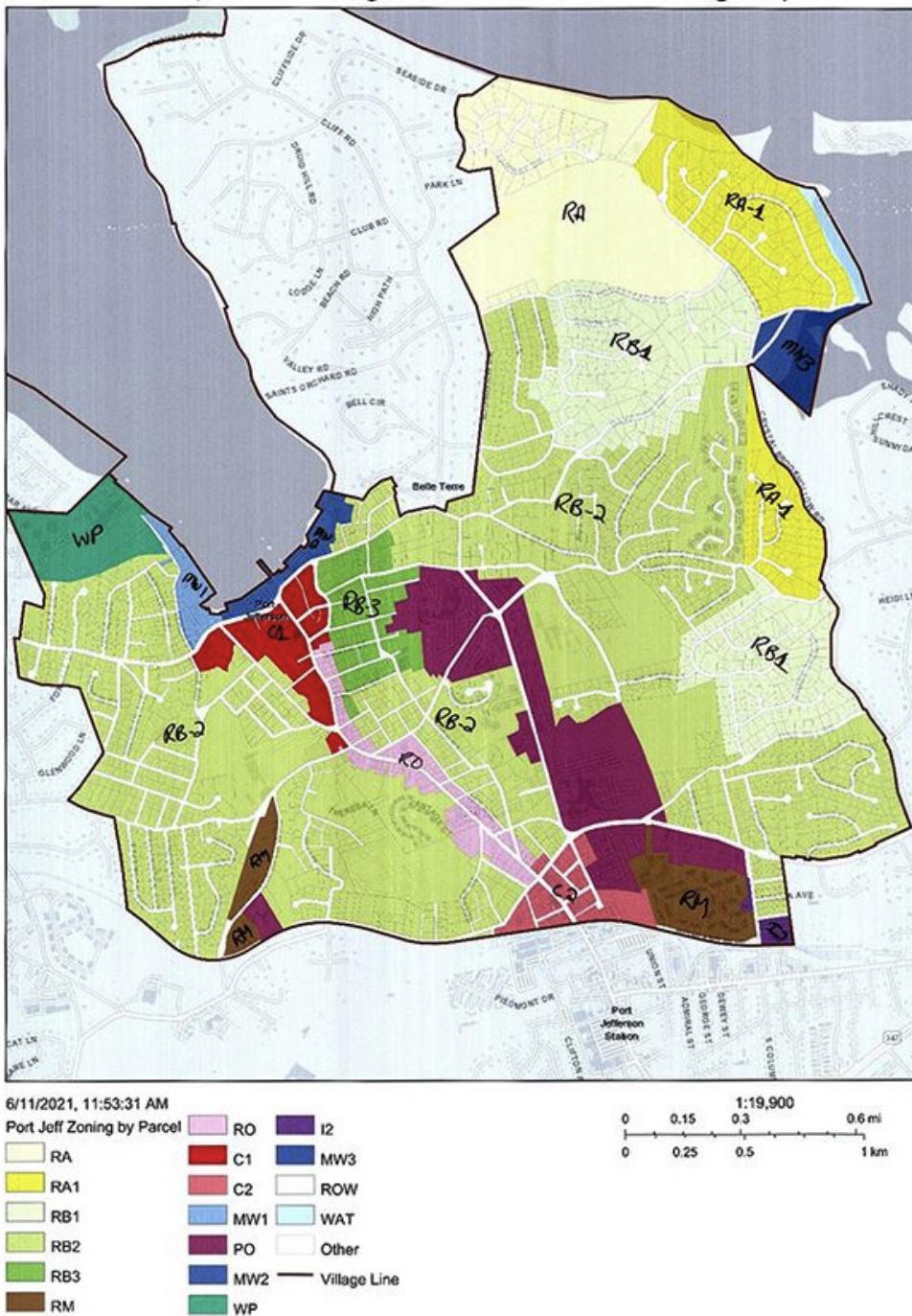


# Zoning Map

**AUTO BODY REPAIR BUSINESS WITH REAL ESTATE FOR SALE  
26 TEXACO AVENUE, PORT JEFFERSON, NY 11777**



Incorporated Village of Port Jefferson Zoning Map



Suffolk County, Esri, HERE, Garmin, INCREMENT P, USGS, EPA  
Esri, HERE

Village of Port Jefferson, 2021

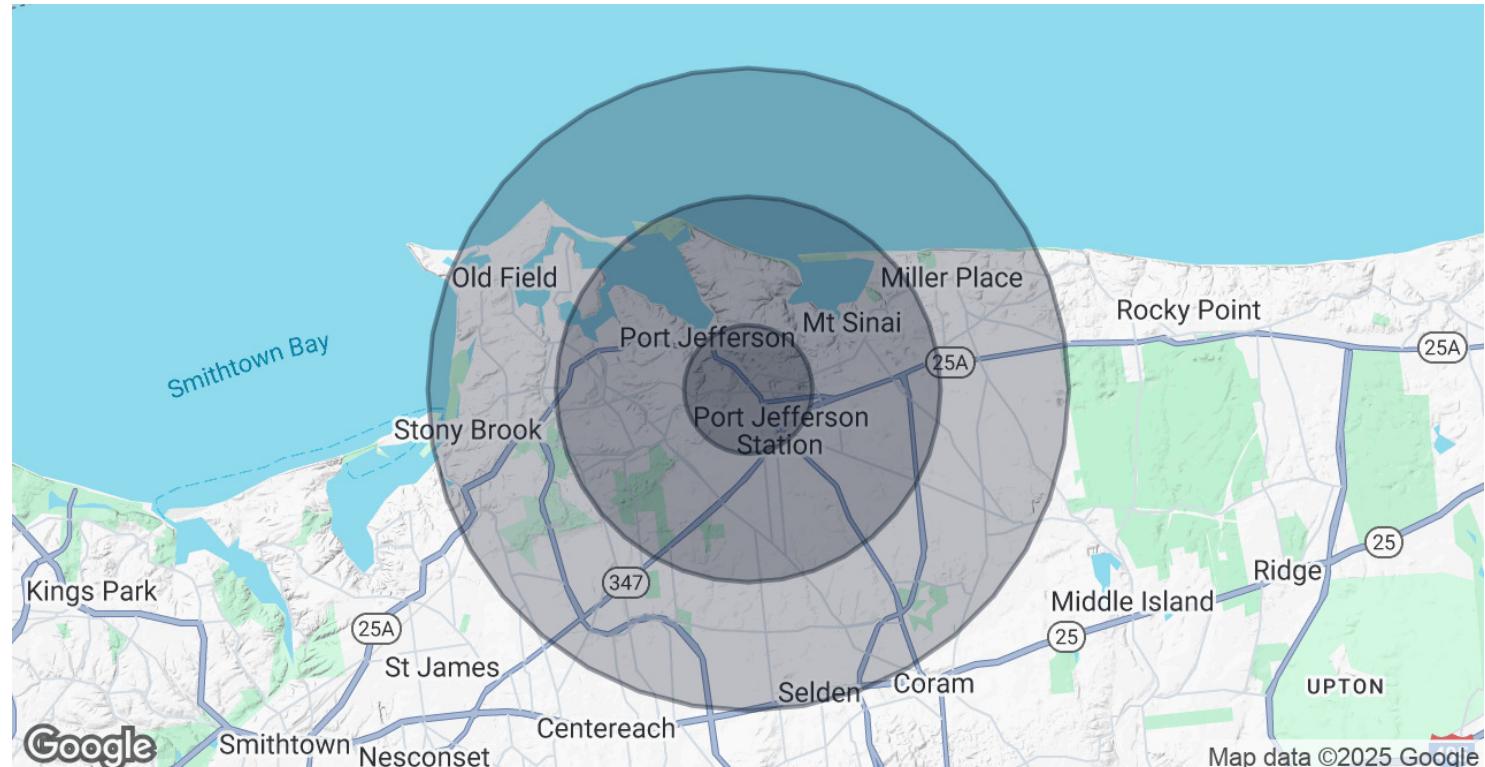
# Retailer Map

**AUTO BODY REPAIR BUSINESS WITH REAL ESTATE FOR SALE  
26 TEXACO AVENUE, PORT JEFFERSON, NY 11777**



# Demographics Map & Report

**AUTO BODY REPAIR BUSINESS WITH REAL ESTATE FOR SALE  
26 TEXACO AVENUE, PORT JEFFERSON, NY 11777**



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,600	56,391	150,058
Average Age	43	44	42
Average Age (Male)	42	43	41
Average Age (Female)	44	45	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,793	20,319	48,434
# of Persons per HH	2.5	2.8	3.1
Average HH Income	\$150,086	\$178,340	\$170,893
Average House Value	\$703,860	\$655,376	\$605,611

*Demographics data derived from AlphaMap*

# Meet The Team

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