

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



HedgeStone
COMMERCIAL
REAL ESTATE

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Property Summary

AUTO BODY REPAIR BUSINESS WITH REAL ESTATE FOR SALE
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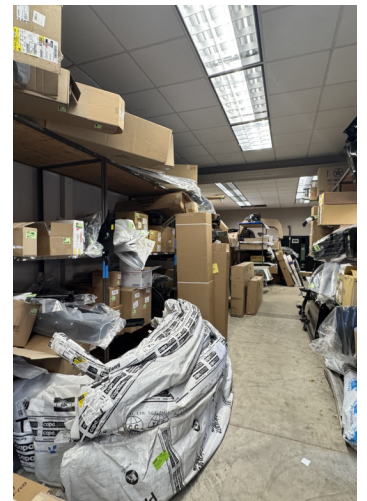
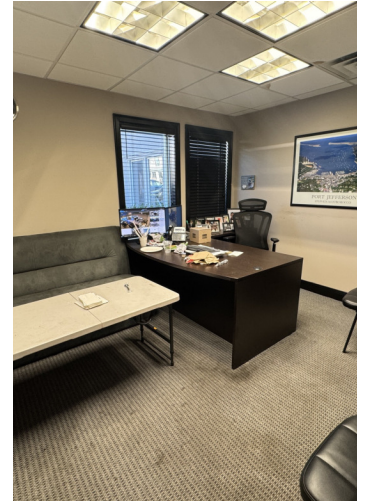
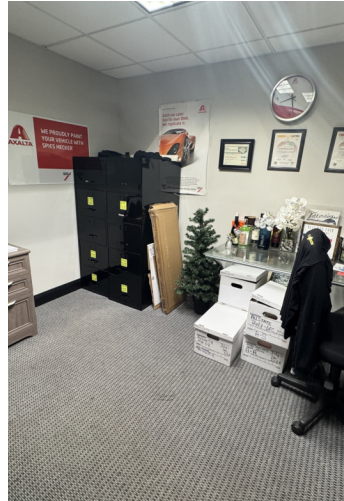
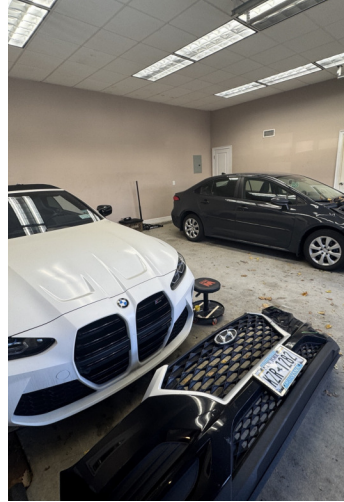
OFFERING SUMMARY

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

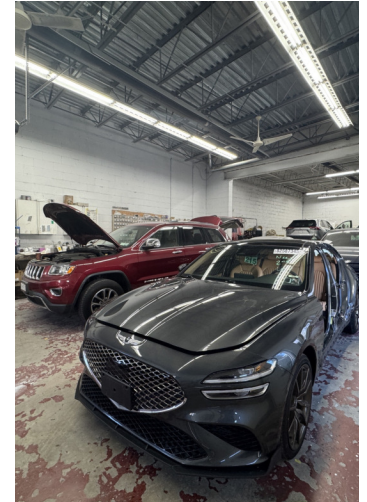
Additional Photos

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Aerial Map

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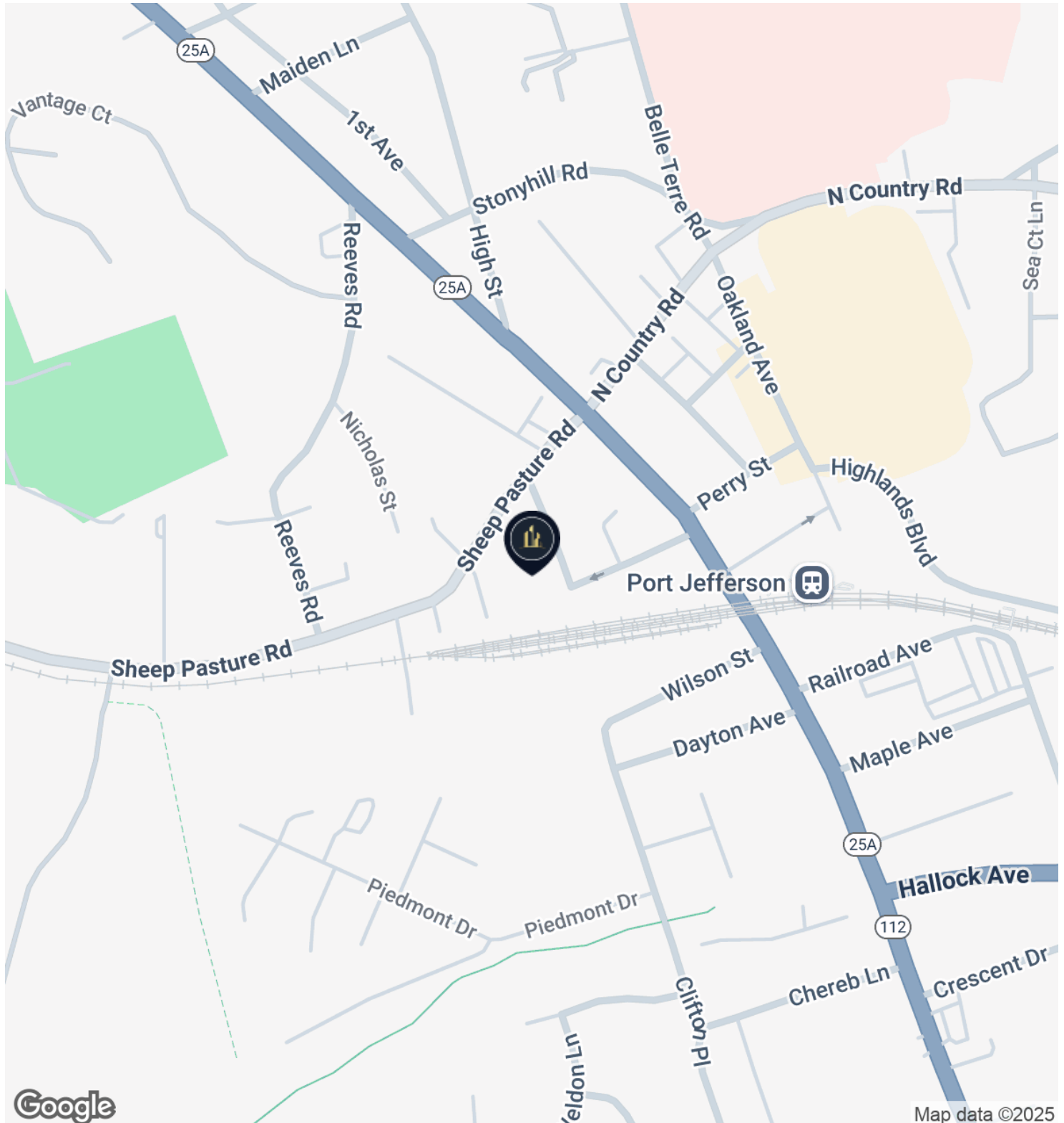
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Location Map

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Property Outline

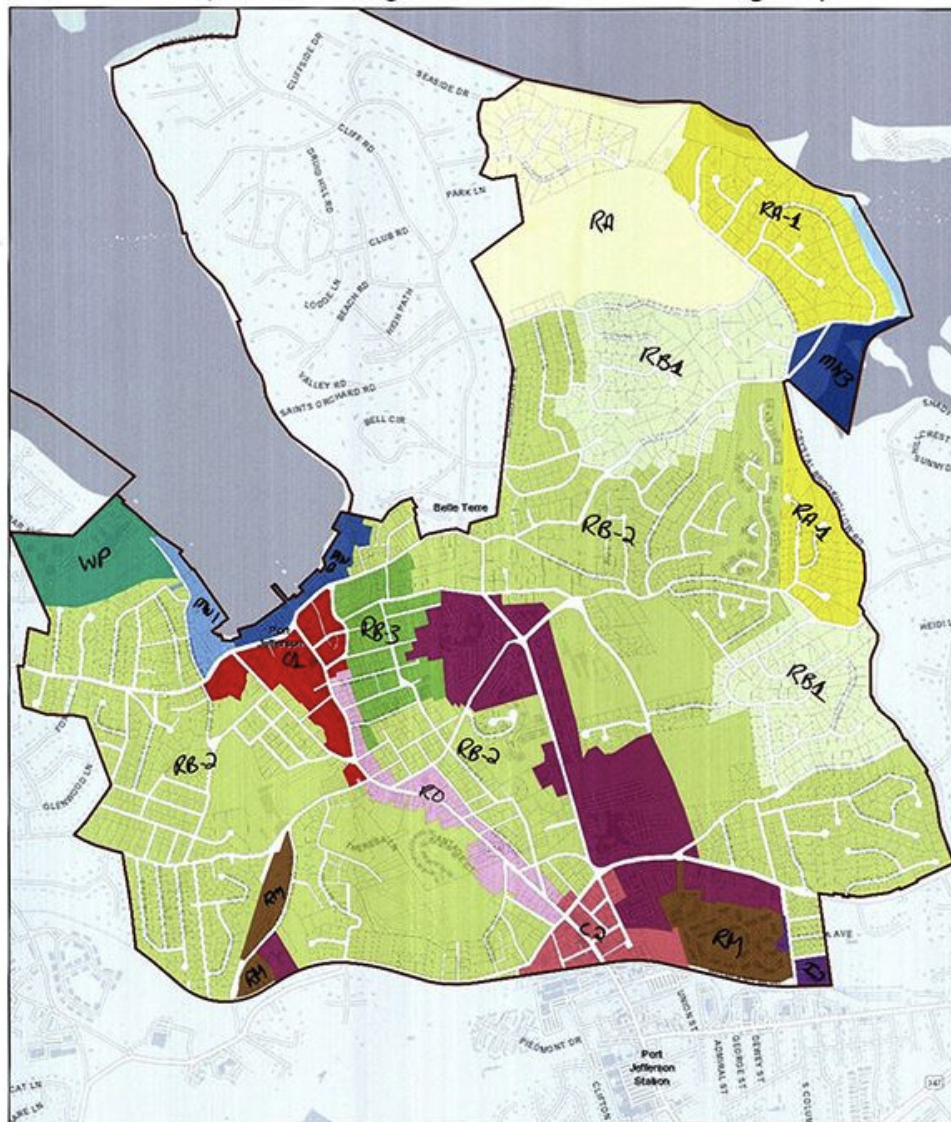
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Zoning Map

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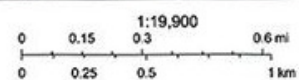
Incorporated Village of Port Jefferson Zoning Map



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Port Jeff Zoning by Parcel

RA	RO	I2
RA1	C1	MW3
RB1	C2	ROW
RB2	MW1	WAT
RB3	PO	Other
RM	MW2	Village Line
	WP	



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

Village of Port Jefferson, 2021

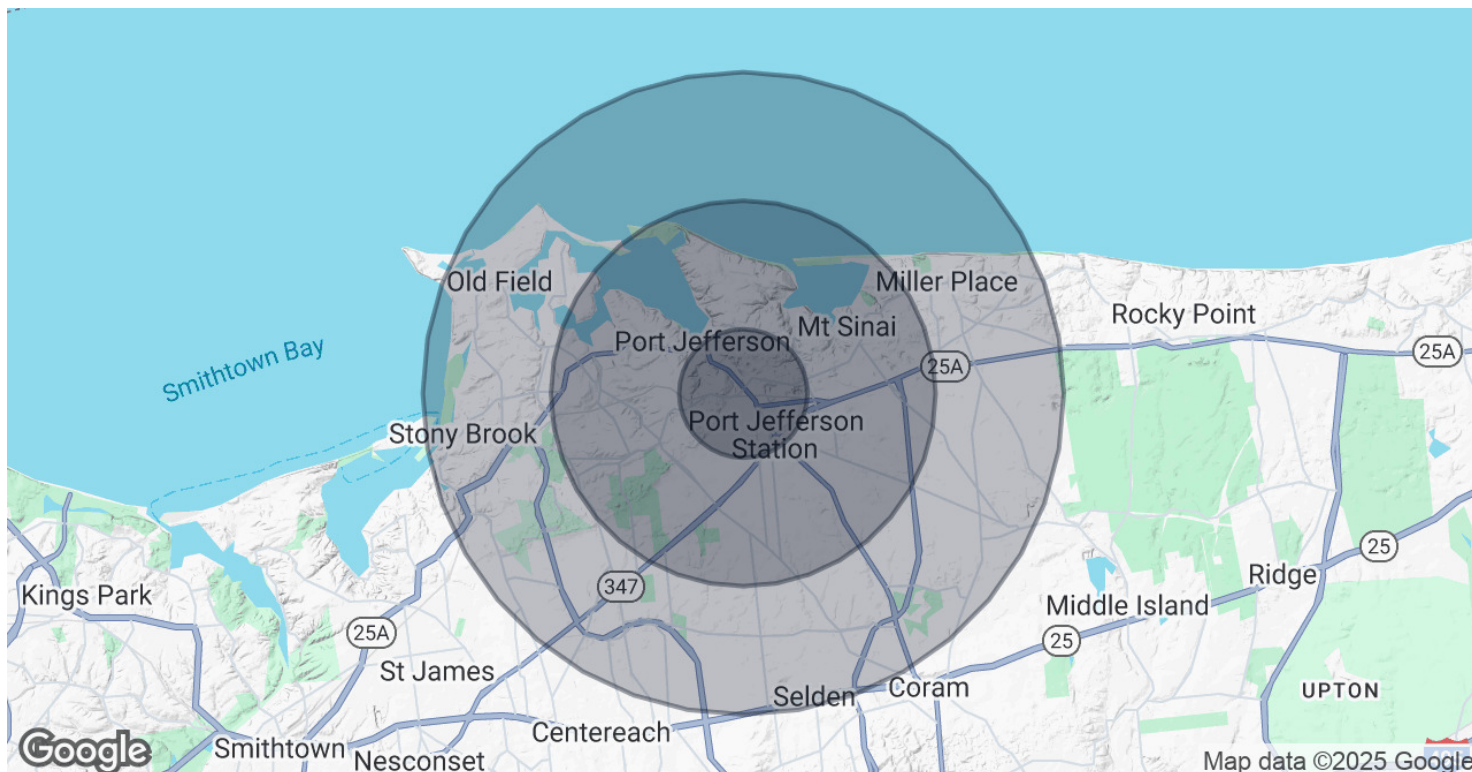
Retailer Map

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Demographics Map & Report

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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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