

# OFFERING MEMORANDUM

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11 Collins Avenue Sayville, NY 11782

## FOR SALE OR LEASE



Commercial





# EXECUTIVE SUMMARY

11 Collins Avenue Sayville, NY 11782

<b>Building Size:</b>	12,402 SF	<b>Parking:</b>	24 Spaces + Municipal
<b>Available SF:</b>	12,402 SF	<b>Zoning:</b>	BU1
<b>Year Built:</b>	1965	<b>Sale Price:</b>	\$2,350,000
		<b>Lease Rate:</b>	\$25 Per Sq. Ft NNN

## Property Overview

Located on the corner of Main St. and Collins in the heart of Sayville Village. This 12,402 SF building was home to the Sayville Public Library and most recently was home to the Unitarian Universalist Church. The property is zoned B1 in the town of Islip which lends itself for many possible uses. There is onsite parking for 24 cars with municipal parking located directly across the street as well as a public park. It is in walking distance to all that Sayville has to offer including the LIRR Sayville Station and the Fire Island Ferry terminals.

## Property Highlights

- Heart of Sayville Village
- Zoned B1
- Municipal and Onsite Parking
- Close proximity to LIRR
- Close proximity to the Fire Island Ferry Terminal

*Exclusively represented by:*

**Michael Gronenthal**

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**Dennis Gandley**

Licensed Real Estate Salesperson  
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# PROPERTY DETAILS

11 Collins Avenue Sayville, NY 11782

Sale Price

**\$2,350,000**

Lease Rate

**\$25 Per. Sq Ft NNN**

## Location Information

Building Name	11 Collins Avenue, Sayville, NY 11782
Street Address	11 Collins Avenue
City, State, Zip	Sayville, NY 11782
County	Suffolk
Township	Islip

## Building Information

Building Size	12,402 SF
Year Built	1965
HVAC	Fully

## Property Information

Property Subtype	Office Building
Zoning	BU1
Lot Size	.60 Acre
Sanitary	Septic

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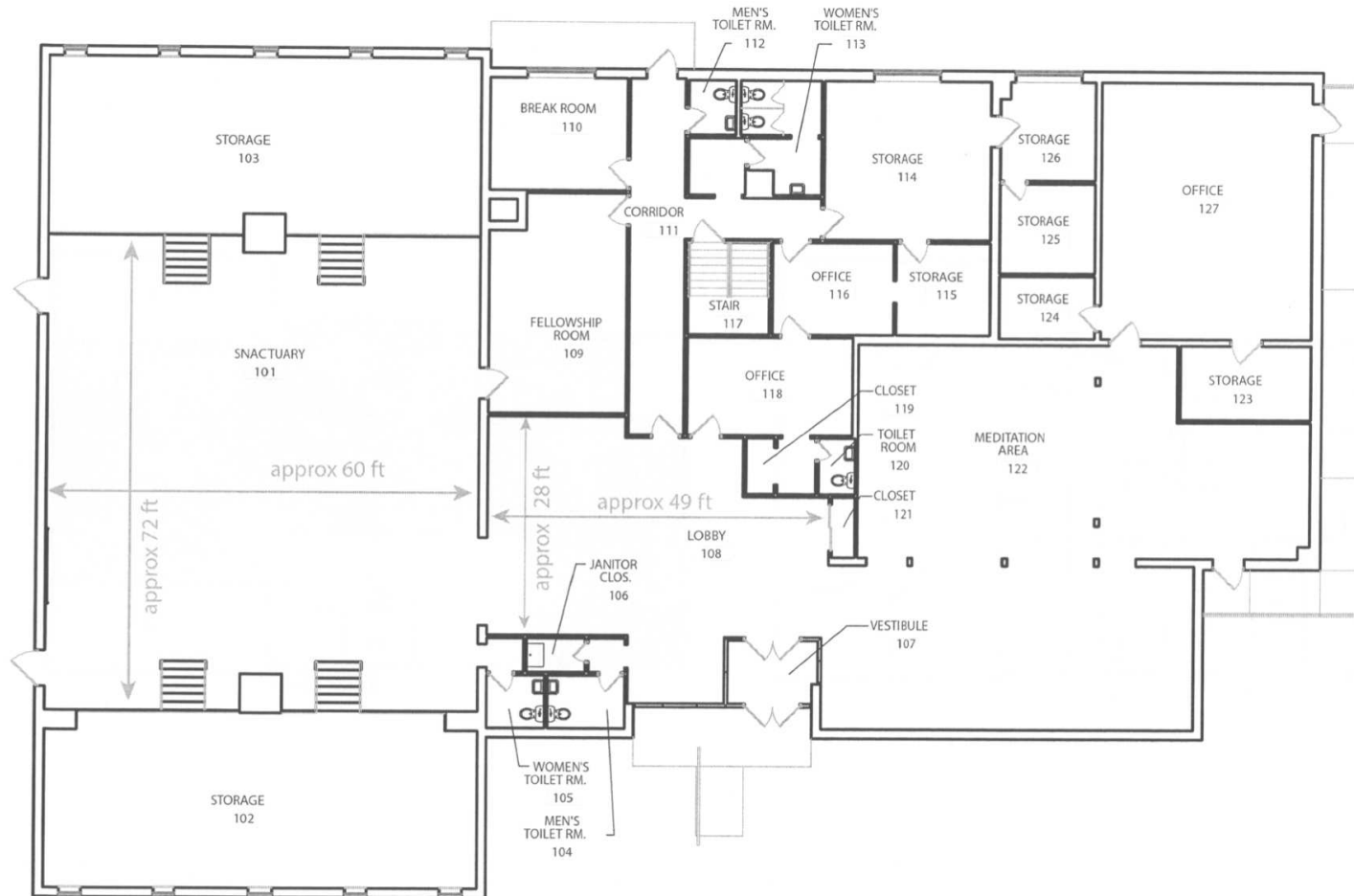
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# SITE PLANS

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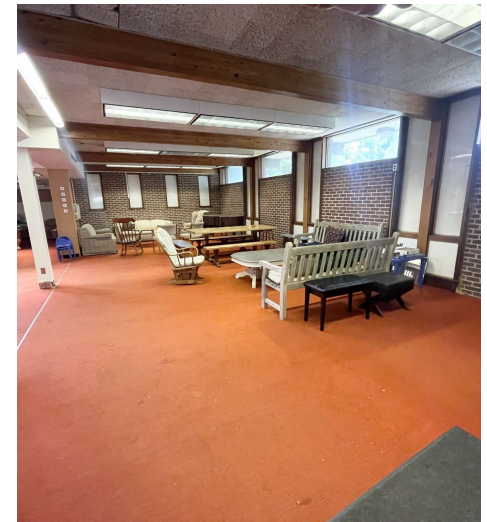
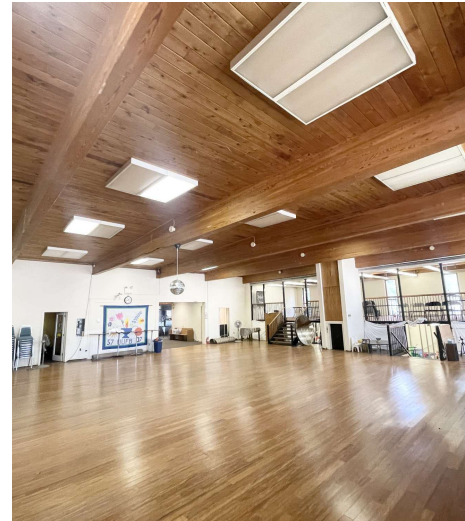
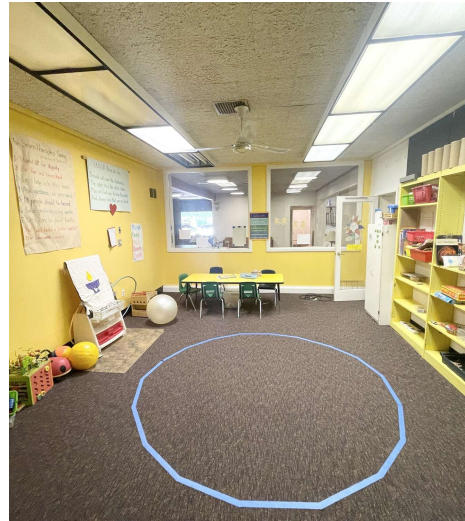
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# ADDITIONAL PHOTOS

11 Collins Avenue, Sayville, NY 11782 | 11 Collins Avenue Sayville, NY 11782



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# DEMOGRAPHICS MAP & REPORT

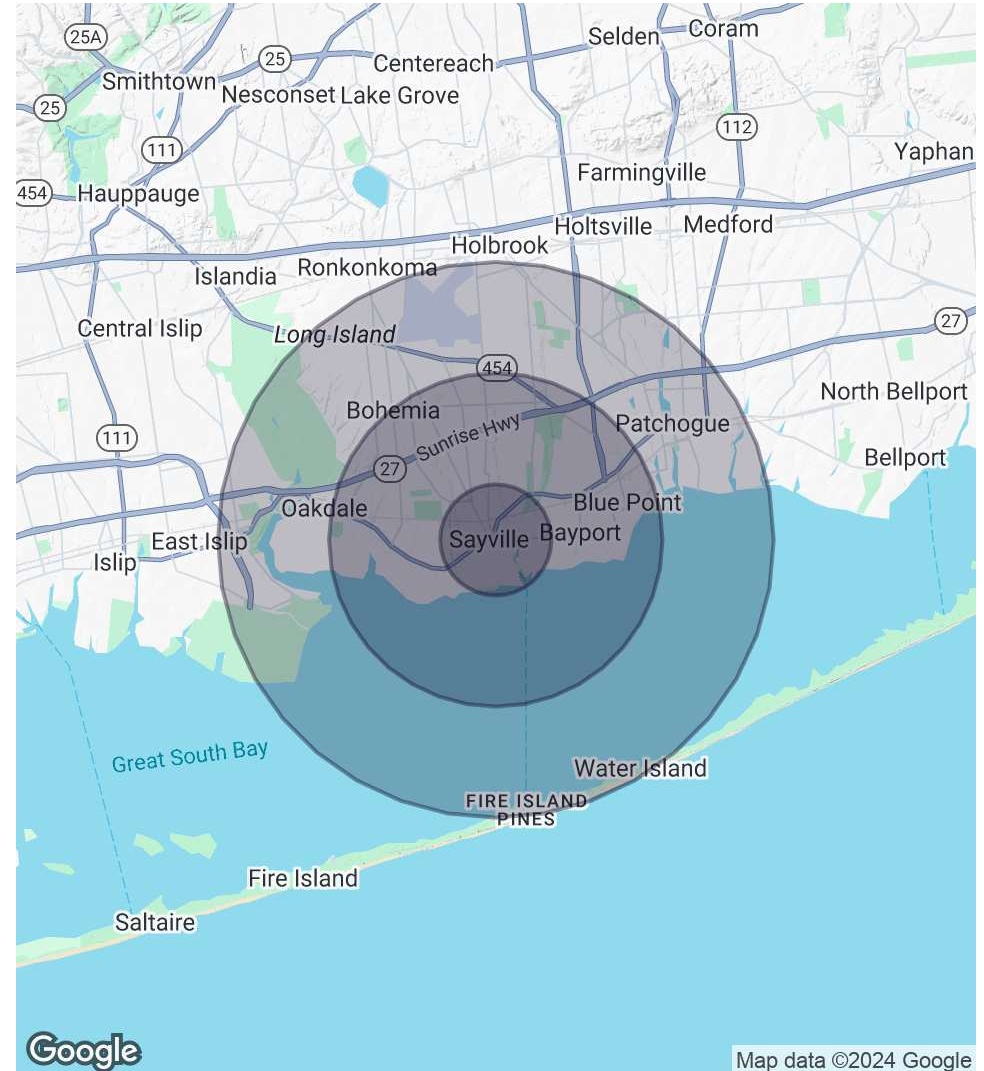
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Population	1 Mile	3 Miles	5 Miles
<b>Total Population</b>	9,066	45,186	105,496
<b>Average Age</b>	43.7	44.3	41.8
<b>Average Age (Male)</b>	43.6	42.9	40.8
<b>Average Age (Female)</b>	44.8	45.4	43.3

Households & Income	1 Mile	3 Miles	5 Miles
<b>Total Households</b>	3,400	18,284	42,051
<b># of Persons per HH</b>	2.7	2.5	2.5
<b>Average HH Income</b>	\$142,296	\$124,720	\$118,591
<b>Average House Value</b>	\$492,810	\$450,565	\$410,793

2020 American Community Survey (ACS)



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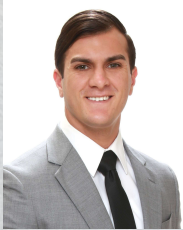
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**Commercial**

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## We Are Commercial Real Estate

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