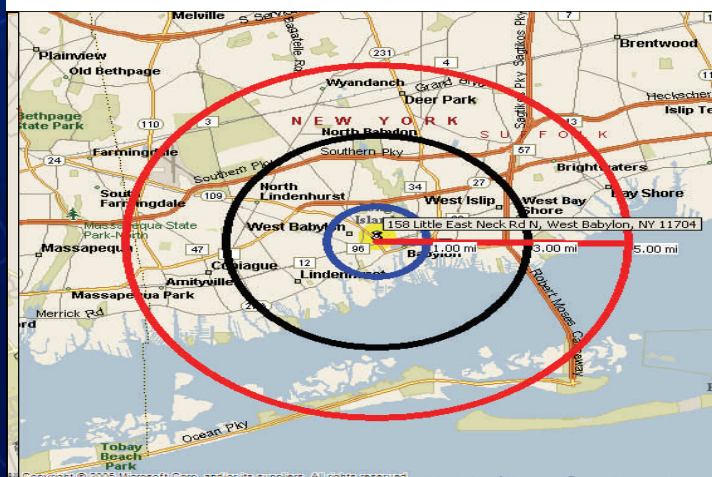




FOR SALE

4,269 sq ft Auto Repair Building
158 Little East Neck Road
West Babylon, NY 11704
Service Station

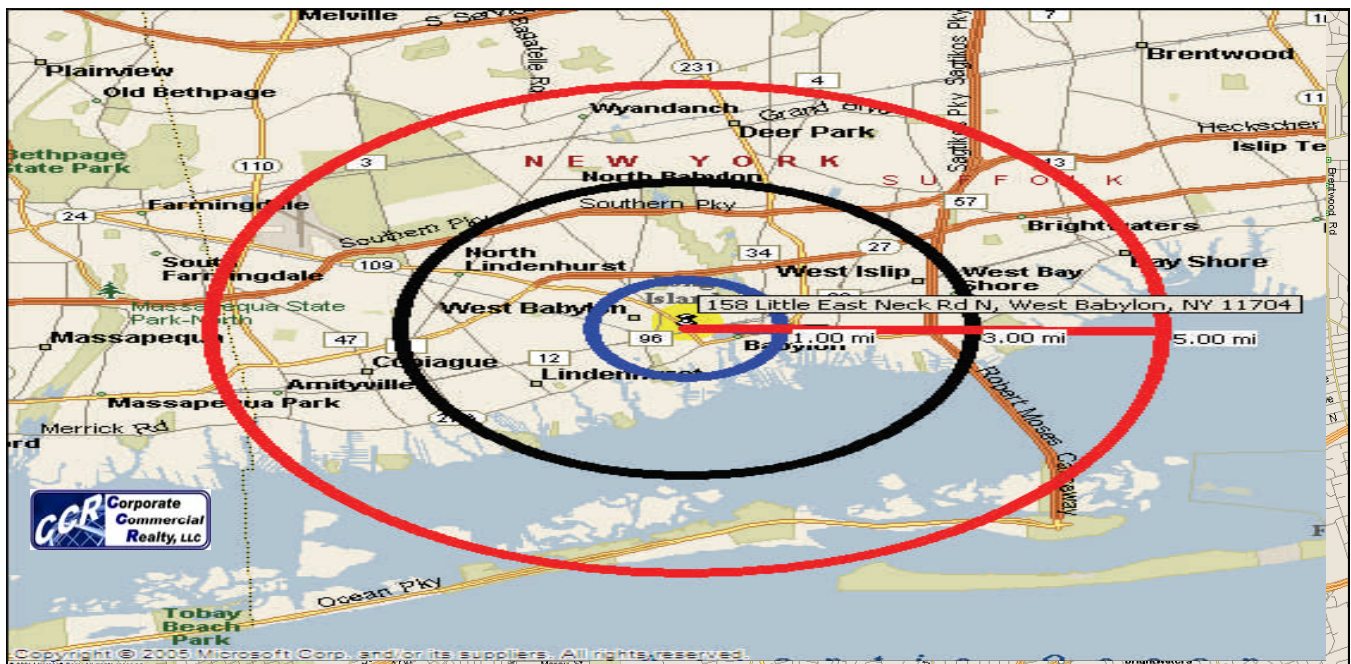


- **Listed at \$1,200,000**
- Lot: 16,552 S f +/-
- Taxes: \$27,624
- 9 Bays 5 Car Lifts
- Parking: 15 Cars
- Oil & Gas rooftop HVAC
- 4 overhead Doors
- Zoning: Businesses E

Information herein is believed correct but is not warranted. Purchaser is strongly encouraged to verify the accuracy of all material information contained in this listing sheet. This verification should include all information for Purchaser's intended use of the property for any particular purpose. All information contained herein are representations from many sources including the seller/owner. The broker has undertaken no independent investigation to verify the accuracy of the information provided.

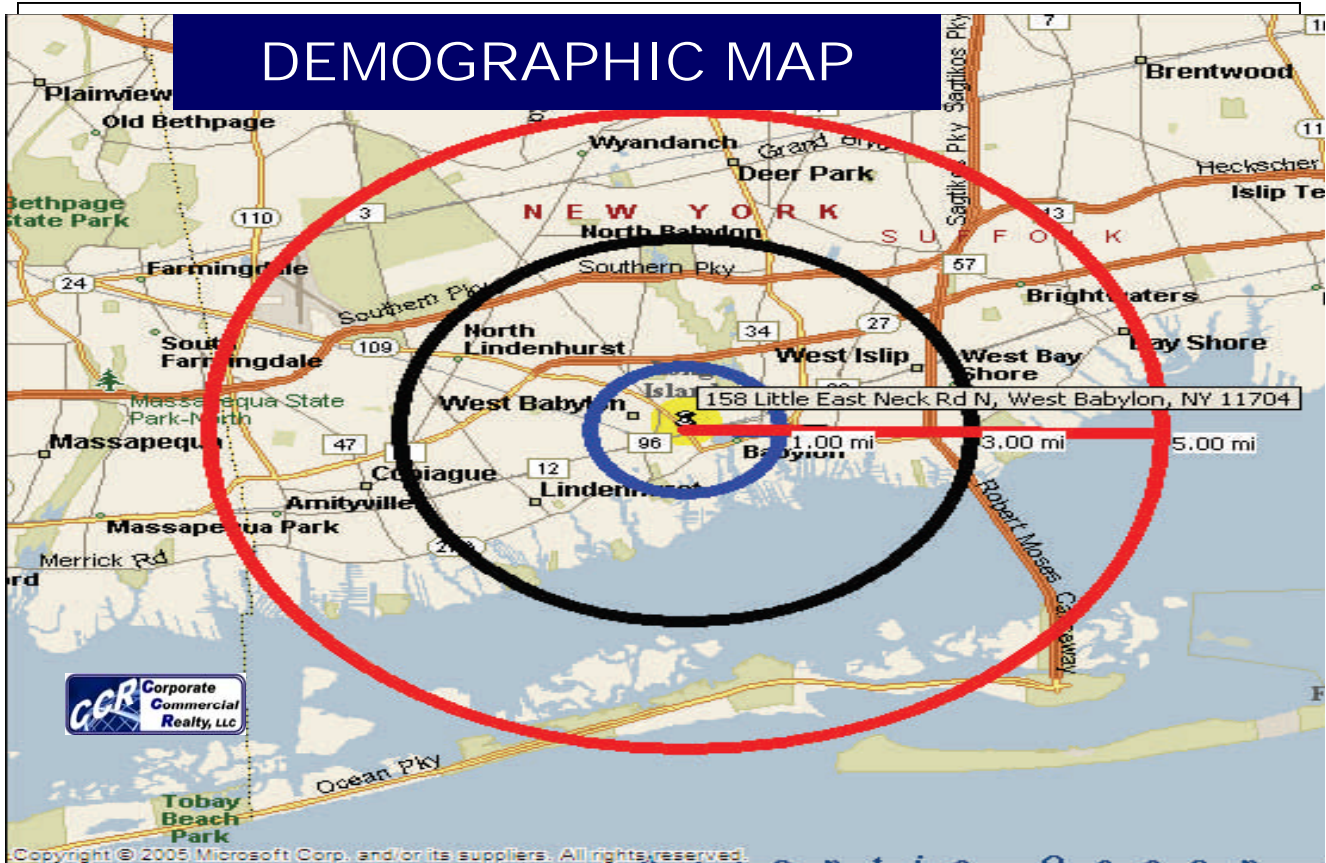
4,269 SF Auto Repair
158 Little East Neck Road
West Babylon, NY 11704

AERIAL PHOTO & MAP





4,269 SF Auto Repair
 158 Little East Neck Road
 West Babylon, NY 11704



DEMOGRAPHIC DATA

<u>RADIUS</u>	<u>RES. POP.</u>	<u>HOUSEHOLDS</u>	<u>PER CAP. INC.</u>	<u>AVERAGE HH INC.</u>
1 MILE	4,125	1,141	\$28,090	\$ 86,842
3 MILES	117,149	33,854	\$27,996	\$ 91,317
5 MILES	305,203	90,584	\$29,912	\$ 97,986

SAMPLE DRIVING DISTANCES

Long Island Railroad @ Deer Park	1.0 Miles
Southern State Parkway	5.1 Miles
Sunrise Highway	2.7 Miles
Republic Airport	5.3 Miles
Long Island MacArthur Airport	15.8 Miles



4,269 SF Auto Repair
158 Little East Neck Road
West Babylon , NY 11704



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Local Expertise ...

Global Reach

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