

HOLTSVILLE, NEW YORK

Fully Permitted to Build 2 Legal Two-Family Houses



2.2 ACRES FOR SALE

FULLY PERMITTED TO BUILD
TWO-FAMILY HOMES

\$375,000 PER ACRE

LOCATION

N/W/C of Waverly Avenue
& LIE (I-495) North Service Road
Holtsville, NY

PROPOSED USE

2 Legal Two-Family Houses
(Fully Permitted)

PROPERTY SIZE

(+/-) 2.2 Acres

FRONTAGE

- 329' on Waverly Avenue (133.5' north of LIE North Service Road)

TRAFFIC

- 27,000 VPD on Waverly Avenue
- 127,000 VPD on LIE (I-495)

PRICE

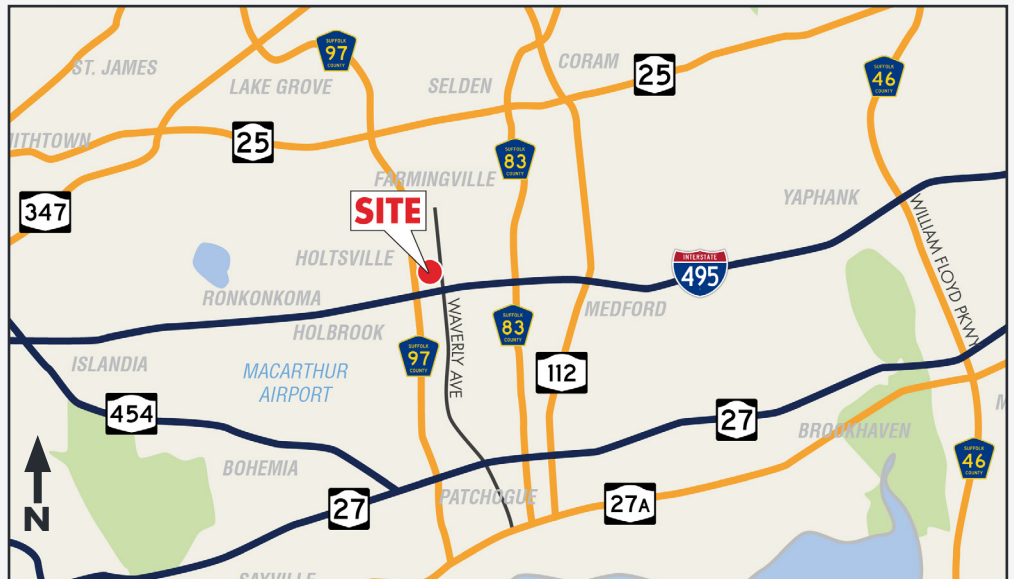
\$375,000 Per Acre

CONCEPT PLAN

See Back Page

COMMENTS

- Highly visible from both directions of the Long Island Expressway (I-495), with easy access to and from Exit 62
- Access to large residential, office, and industrial areas surrounding the 2.2 Acre property



	1 MILE	3 MILE	5 MILE
DEMOS			
POP	9,024	88,968	249,891
A.H.H.I	\$107,875	\$112,843	\$110,588

Breslin Realty
DEVELOPMENT CORP.

FOR MORE INFORMATION

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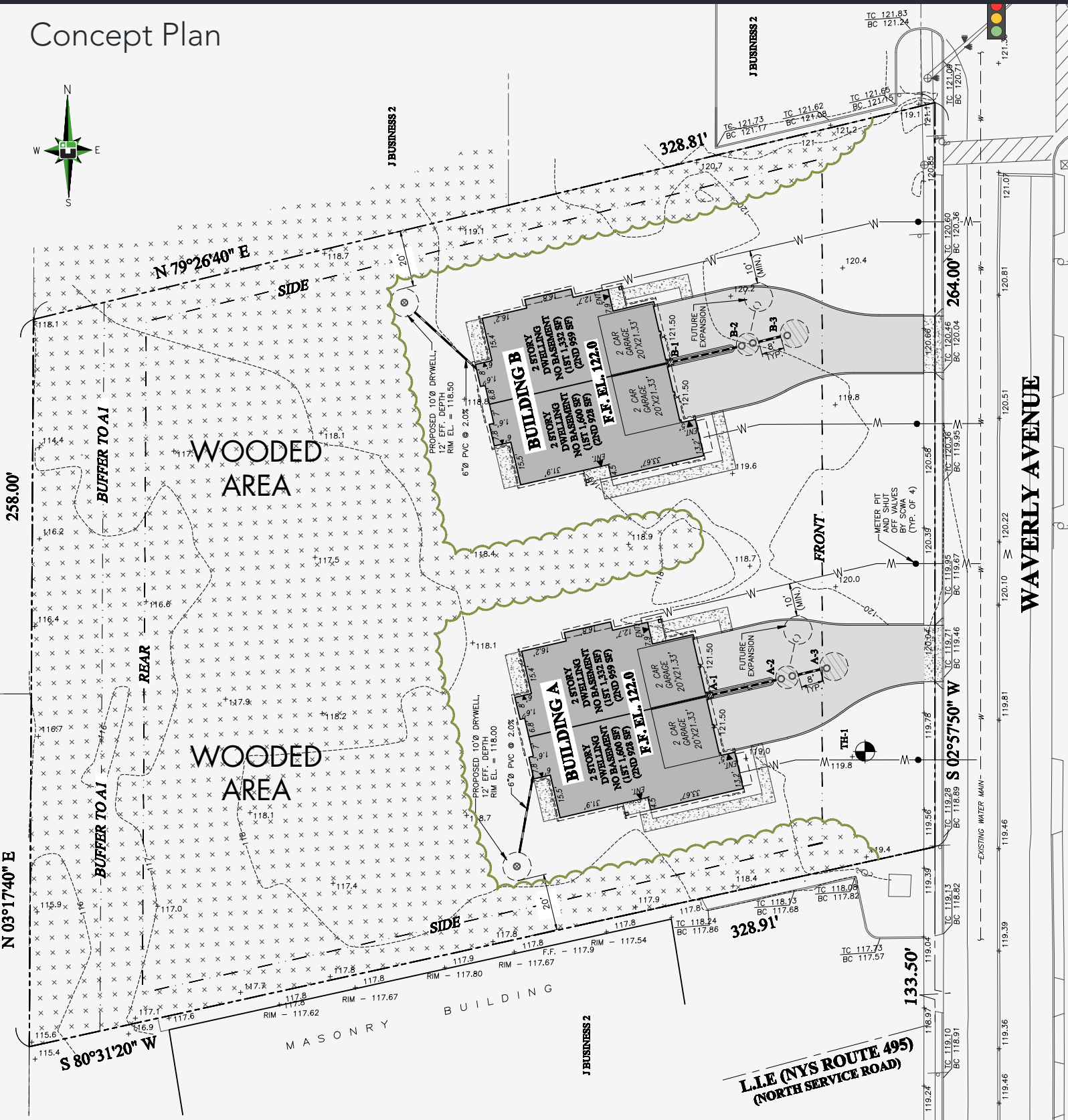
500 Old Country Rd, Garden City, NY :: www.breslinrealty.com

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FOR SALE
\$375,000
PER ACRE

Concept Plan



L.L.E (NYS ROUTE 495)
(NORTH SERVICE ROAD)

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