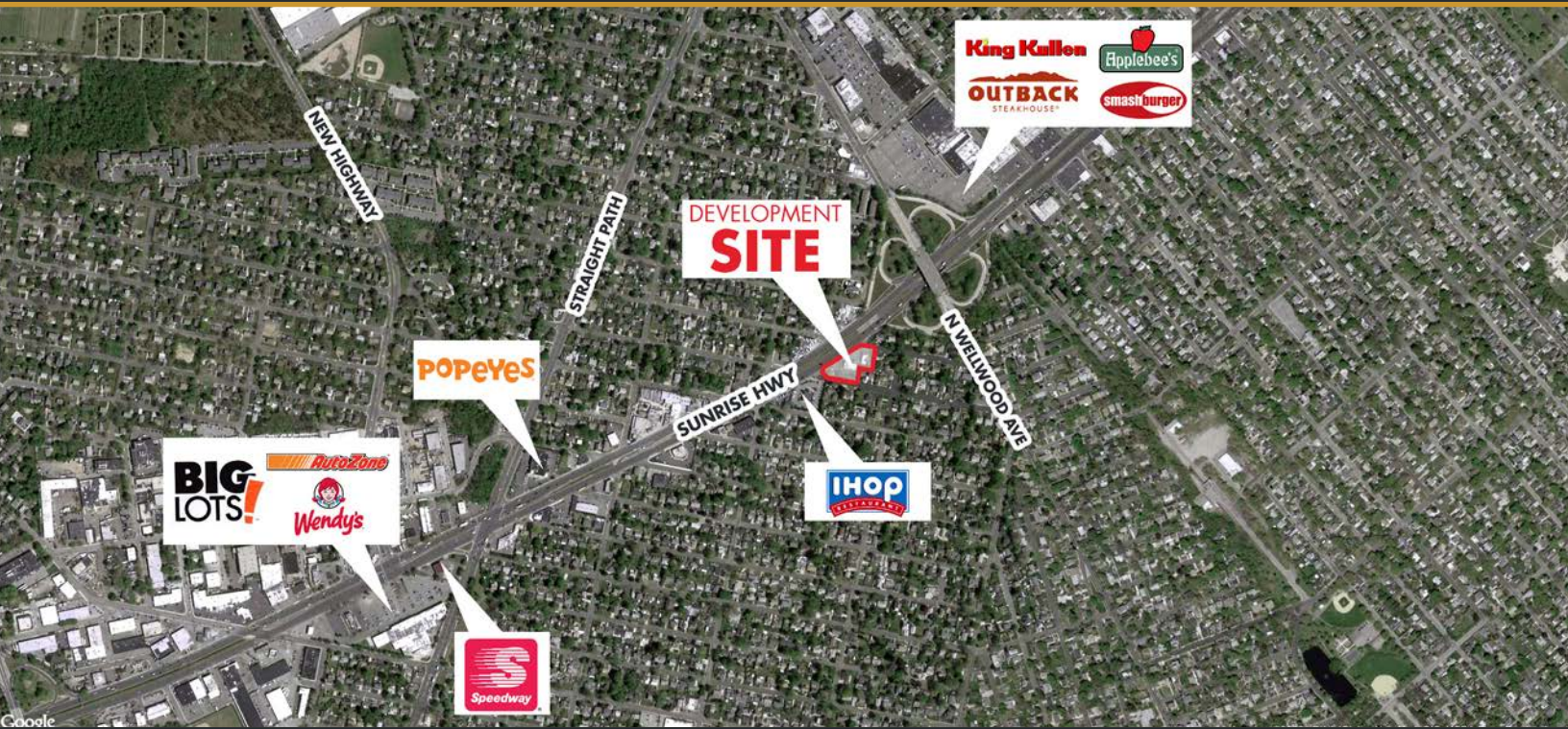


LINDENHURST, NEW YORK

42,720 SF Development Site For Sale



LOCATION

19 & 21 Sunrise Highway
Lindenhurst, NY

PROPERTY SIZE

42,720 Square Feet

CURRENT BUILDING SIZE

- 3,200 Square Feet
- 2,088 Square Feet

FRONTAGE

231 Feet on Sunrise Highway

TRAFFIC

59,000 vehicles per day

PRICE

\$1,999,000

TAXES

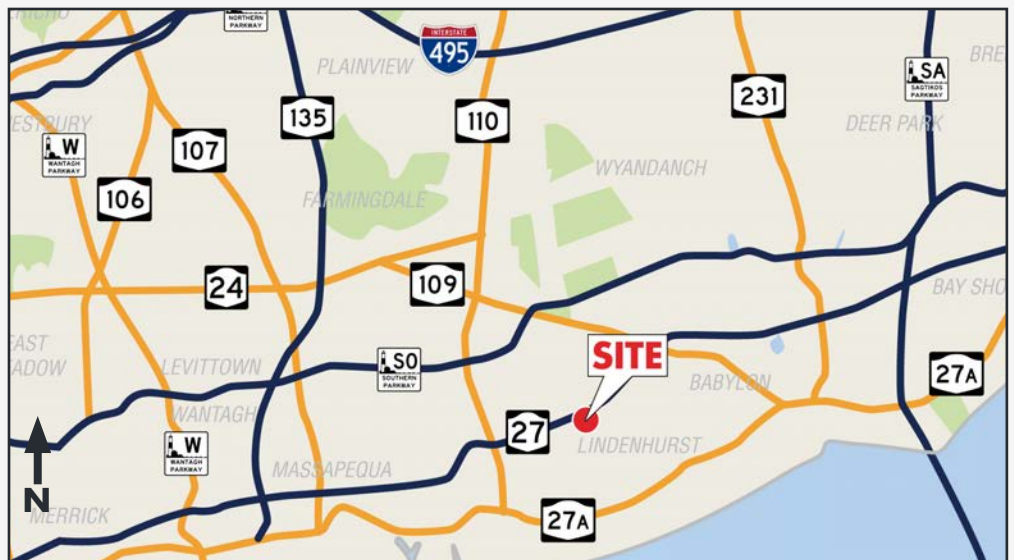
\$33,979

CURRENT NET INCOME

\$128,126

COMMENTS

- Corner location in a densely populated area, with great Sunrise Highway visibility
- Please do not disturb existing tenants (King Bear Service Center)
- Property can be delivered vacant



DEMOS	1 MILE	3 MILE	5 MILE
POP	22,979	149,403	304,618
A.H.H.I	\$93,099	\$98,933	\$110,359

Breslin Realty
DEVELOPMENT CORP.

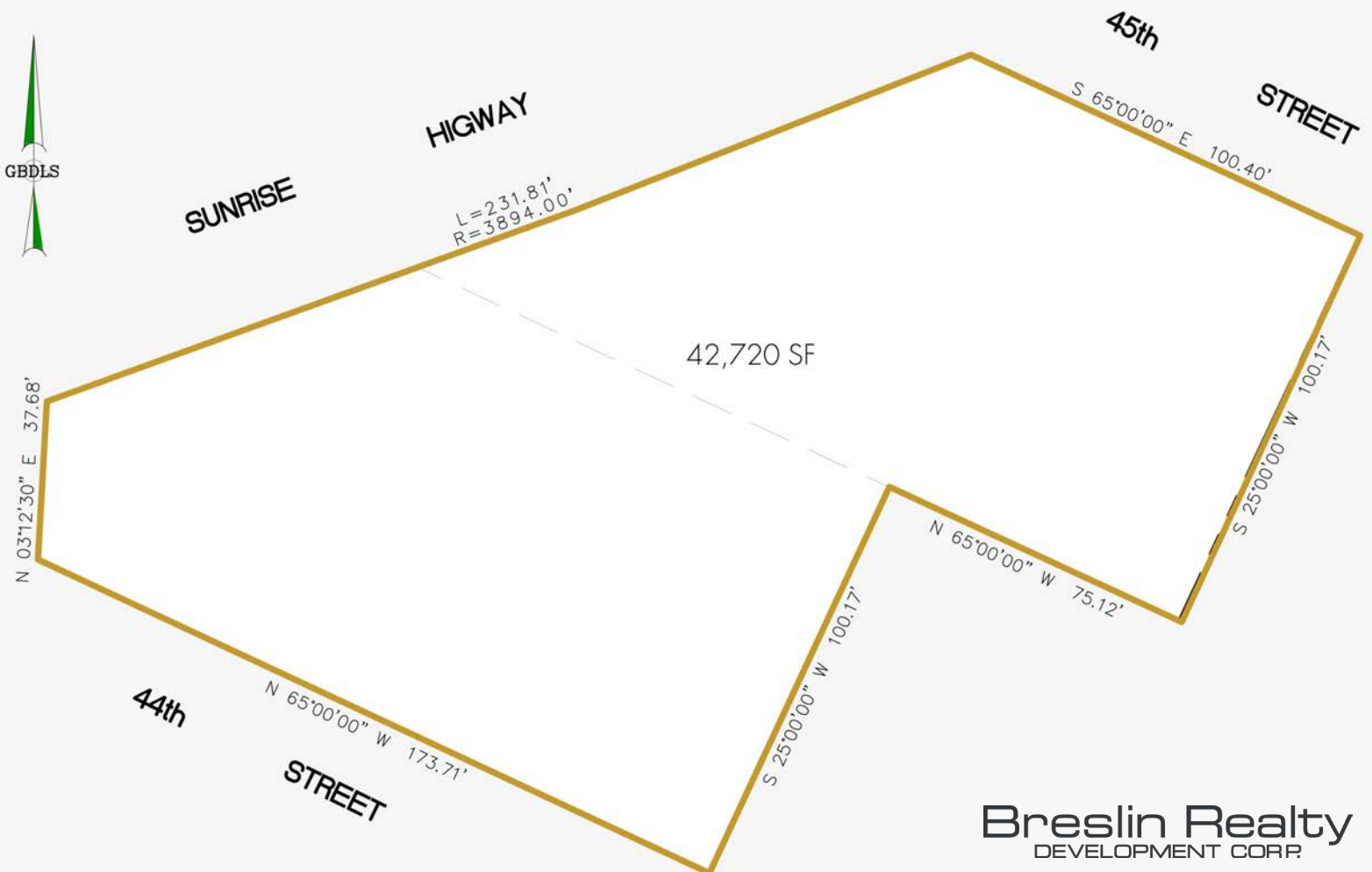
FOR MORE INFORMATION

Bill de Seve | 516.741.7400 x233 | bdeve@breslinrealty.com

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

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