

MORICHES, NEW YORK

Existing Gas Station & Adjacent Lot For Sale



LOCATION

158 Montauk Highway
Moriches, NY

PROPERTY SIZE

- 3.8 Acres (Coastal Station & Adjacent Building, plus 2 Residences)
- 1.6 Acres (Adjacent Vacant Lot)

DIMENSIONS

+/- 523' x 550'

ZONING

- Lots 4 & 6: J-2 Commercial
- Lot 7: Residential

TRAFFIC

25,000 vehicles per day

PRICE

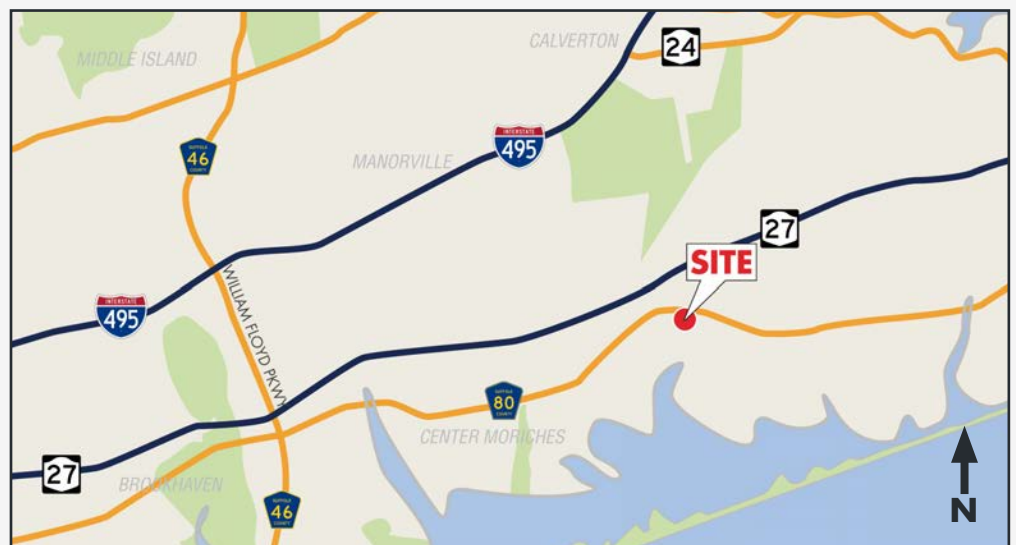
Call For Details

TAXES

\$34,000 Per Annum (approx. for both parcels)

COMMENTS

- Highly visible property on the south side of Montauk Highway.
- Existing gas station & two residential buildings.
- The adjacent 1.6 acre lot to the east is also available, creating an assemblage of approximately 5.4 acres.



DEMOS	1 MILE	3 MILE	5 MILE
POP	5,367	51,211	88,170
A.H.H.I	\$96,178	\$110,068	\$111,477

Breslin Realty
DEVELOPMENT CORP.

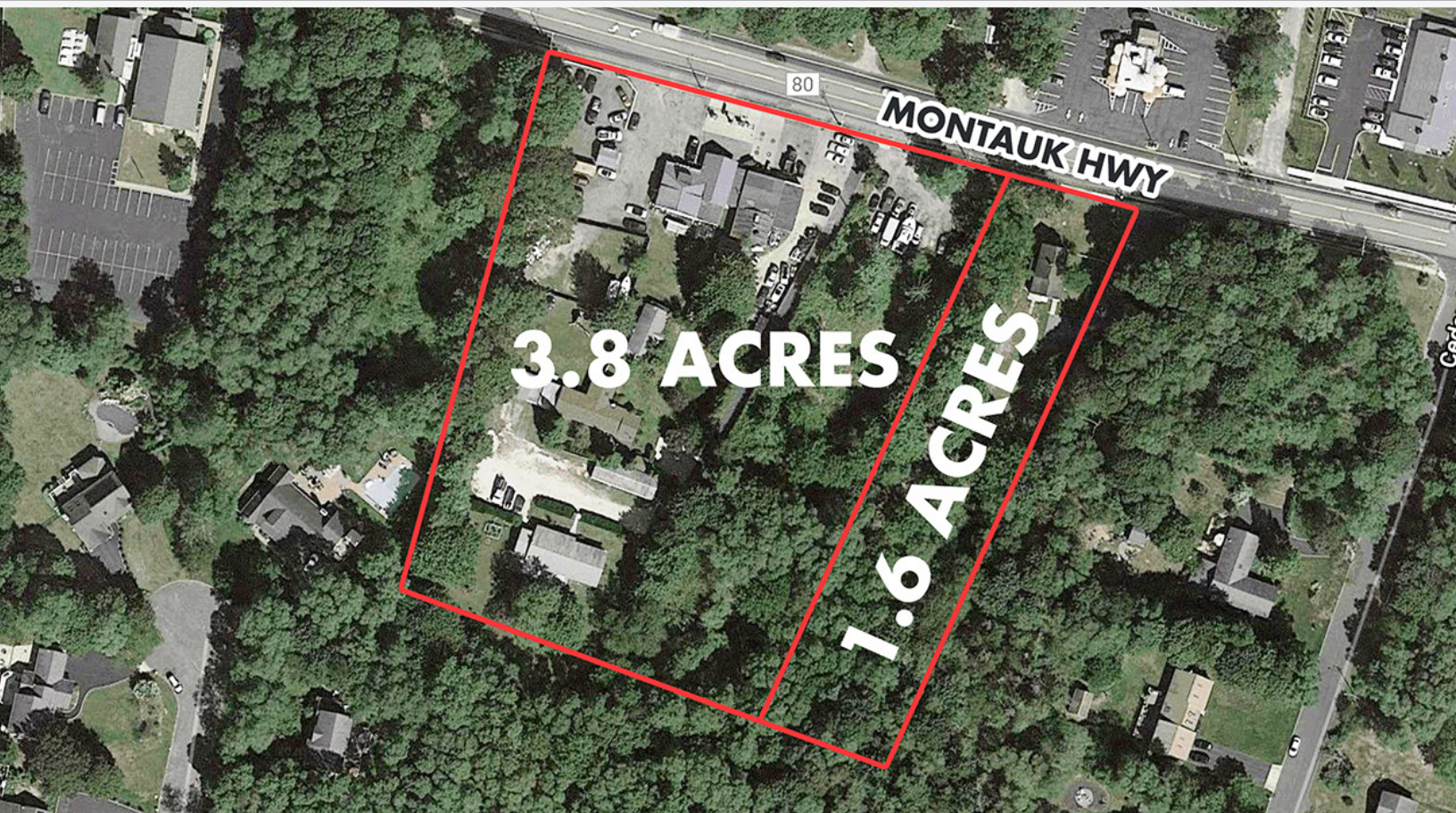
FOR MORE INFORMATION

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

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