

SAINT JAMES, NEW YORK

Mixed Use Property For Sale



LOCATION

425 North Country Road
Saint James, NY

SIZE

40,480 Square Feet

DIMENSIONS

202' x 248'

ZONED

CB (Central Business)

TRAFFIC

20,200 vehicles per day

PRICE

\$1,200,000

TAXES & INSURANCE

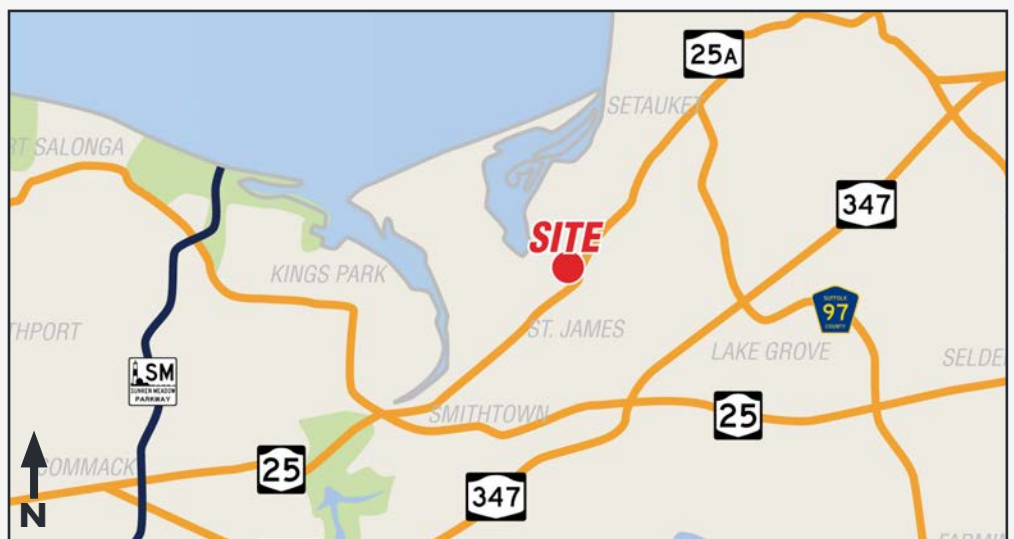
\$15,334

INCOME

\$62,640

COMMENTS

- Beautiful Mixed Use Property, with Great Visibility
- Ideal Owner/User with Income
- Neighboring Tenants include 7-Eleven, Dunkin Donuts, Spuntino's Restaurant, Martial Arts School, Hair Cutters, and more



DEMOS	1 MILE	3 MILE	5 MILE
POP	7,322	60,037	173,500
A.H.H.I	\$142,515	\$145,380	\$135,243

Breslin Realty
DEVELOPMENT CORP.

FOR MORE INFORMATION

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

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

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Aerial View



**40,480 SF
FOR SALE**

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