

Mixed-Use

Exclusive Listing

Sale

**471 County Road 39 (Route 27)
Southampton, NY 11968**



Property Information

Min Size:	
Max Size:	
GLA:	5,000
Sale Price:	\$1,950,000
Lease Rate PSF:	
Lease Type:	
Electric PSF:	
CAM PSF:	
Possession:	Immediate
Office size:	
Floor:	2
Ceiling Hgt:	10'
Fuel:	Gas
Sprinklered:	0
Power:	220
Loading Docks:	0
Drive Ins:	4
Parking:	30
RE Taxes:	\$14,711.94
Lot Size (Acres):	0.46
Zoning:	HB



Price Reduction! Highly visible, multi-use commercial building with direct frontage and signage on County Road 39 (Route 27-Sunrise Hwy). Just east of the signaled Magee Street intersection, this property has long been in use as a marine and auto upholstery business and a car repair business. The ground floor totals 3,400 sf with two separate tenant spaces and features 4 overhead garage bays, 10' ceilings and a front office space. The second level features 1,600 sf with a separate entrance and multiple potential uses. The property has 3 separate gas meters and two electric meters with 220 amp service. Approvals to build an additional 1,000sf building in the rear. The nearly 1/2 acre lot has ample parking for over 30 vehicles. Over 35,000 vehicles per day pass this property on County Road 39. Highway Business (HB) zoning. Great owner/user or investor opportunity with two rent paying tenants already in place.

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