

# 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

\$1,100,000

### TAXES & INSURANCE

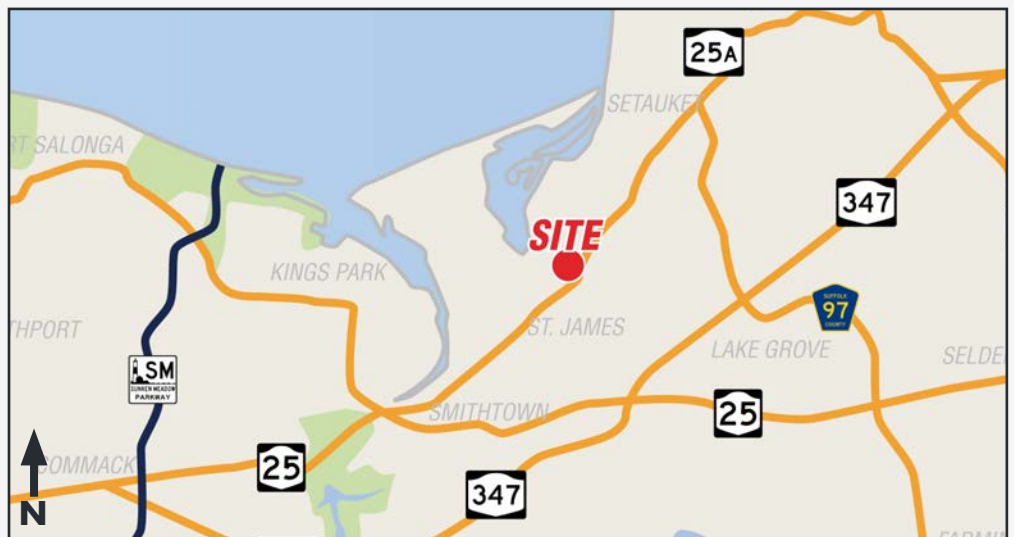
\$15,334

### 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

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500 Old Country Rd, Garden City, NY :: [www.breslinrealty.com](http://www.breslinrealty.com)

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Aerial View



**40,480 SF  
FOR SALE**

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