

## **Exclusive Listing**

Sale

OLDWELL ANKER

ISLAND CORPORATE SERVICES

ERCIA

## Retail

## 692-702 Middle Country Rd Selden, NY 11784

## Property Information

Gross Leasable Area	3,000	
Sale Price:	Call for Price	
Possession:	ion: Immediate	
Parking:	Ample	
RE Taxes	\$13,551.00	
Lot Size (acres):	0.6	
Zoning:	Business 1	



2014 Demographics				
Population House		nolds		
1 mile:	13,628	1 mile:	4,454	
3 mile:	98,795	3 mile:	33,090	
5 mile:	230,784	5 mile:	76,977	
Avg HH Income Median HH Income				
1 mile:	88,831	1 mile:	76,747	
3 mile:	98,444	3 mile:	84,098	
5 mile:	103,959	5 mile:	87,557	
Traffic count AADT:			49,146	
Traffic count year:			2012	

Call for Pricing Located on Middle Country Rd in PRIME retail area, with national chains such as Home Depot CVS, AutoZone and Walgreens. Perfect for National Retailer or Professional Offices. Completely renovated, new façade, roof and furnace.

Includes separate 0.14 Acre lot that can be used to expand building and increase parking. 15 minutes from Stony Brook University Hospital, 18 Minutes to Brookhaven Memorial Hospital. Near Nicolls Rd, Ocean Ave. (Patchogue Rd )

Existing revenue of \$61,000 per year. Tenants pay for their own snow removal. Taxes are paid by landlord, however should be integrated into tenant expenses in the future

For Information, please contact:

Steven Reichman

(631) 761-6890 Direct Dial

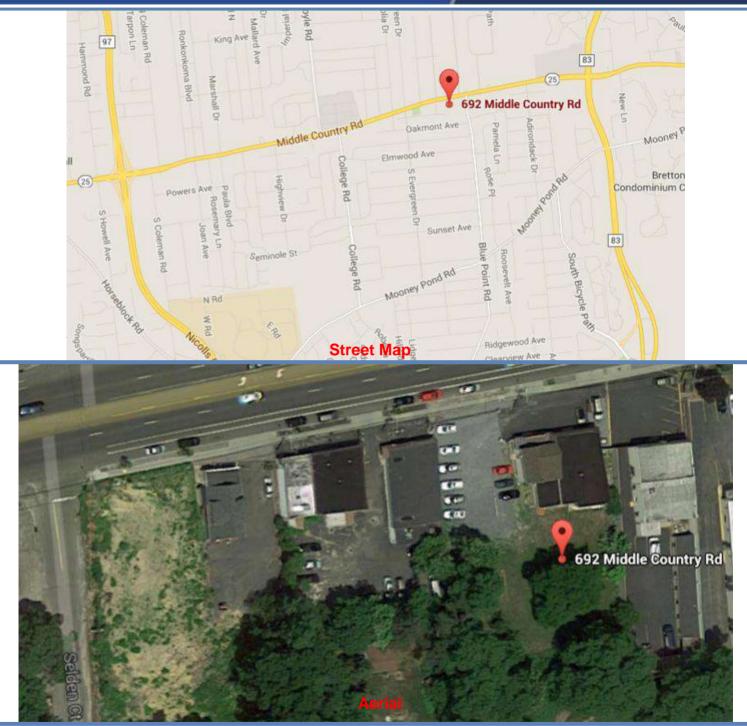
Email sreichman@cbcli.com

One Suffolk Square, 1601 Veterans Memorial Highway, Suite 420, Islandia, NY 11749 | 631-232-4400 Tel | 631-2132-2438 Fax

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