



Island Associates Real Estate Inc.

We create value

For Sale
1711 NY Ave.,
Huntington Station, NY



Chris Mayor
Chris@IslandAssociates.com
(631) 513-2000

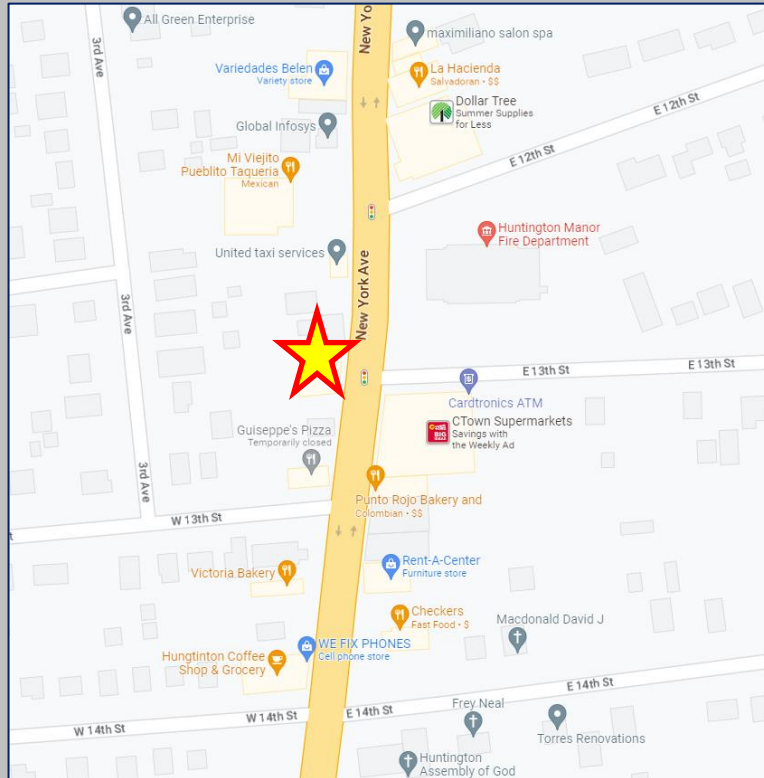
Larry Densen
Larry@IslandAssociates.com
(516) 857-5564

Property Information

2,600 SF on .27 Acres

Price: \$1,699,000

Taxes: +/- \$20,416.06



- ❖ Owner financing possible
- ❖ Currently built out as fully equipped restaurant
 - ❖ 62' Frontage on NY Ave w/ 1 Curb Cut
 - ❖ Located at a Signalized Intersection
 - ❖ Can be delivered vacant or occupied
 - ❖ Gas + Electric separately metered
 - ❖ Private Parking Lot
 - ❖ C-6 Zoning

Demographics	1 Mile	3 Miles	5 Miles
Total Population	20,248	79,735	159,742
Average HH Income	\$109,185	\$148,522	\$163,149

