



1.18 Acres Available for Sale

Price: \$995,000

Taxes: \$11,504

- ❖ Up to 4,000 SF Building
- ❖ +/- 400' Frontage on Sunrise Hwy South Service Rd.
- ❖ Area Retailers Include: McDonald's, PC Richards, Wendy's, Moe's, Best Buy, Game Stop, Home Goods, Marshalls, King Kullen, Michaels & More!
 - ❖ J6 Zoning
 - ❖ Owner Financing Available

Demographics	1 Mile	3 Miles	5 Miles
Total Population	11,182	85,036	187,741
Median HH Income	\$81,545	\$95,794	\$96,249

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

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

QUANTIFIED ACCORDING TO THE PROVISIONS OF SECTION 208 OF THE VEHICULAR AND TRAFFIC LAW OF THE STATE OF NEW YORK. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND THAT THE PROPERTY IS NOT SUBJECT TO ANY EASEMENTS OR OTHER RIGHTS WHICH WOULD AFFECT THE SURVEY. THE SURVEYOR HAS ALSO CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND THAT THE PROPERTY IS NOT SUBJECT TO ANY EASEMENTS OR OTHER RIGHTS WHICH WOULD AFFECT THE SURVEY. THE SURVEYOR HAS ALSO CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND THAT THE PROPERTY IS NOT SUBJECT TO ANY EASEMENTS OR OTHER RIGHTS WHICH WOULD AFFECT THE SURVEY.

OWNER:

AFFORDABLE CUSTOM HOME BUILDING CORP

DRAWING INFORMATION:

SCALE: 1" = 40'
 DRAWN BY: D.P.L.
 FILE NO.: Q027-18
 DATE: JANUARY 31, 2018
 ADDED NOTES: MAY 31, 2018

PROPERTY INFORMATION:

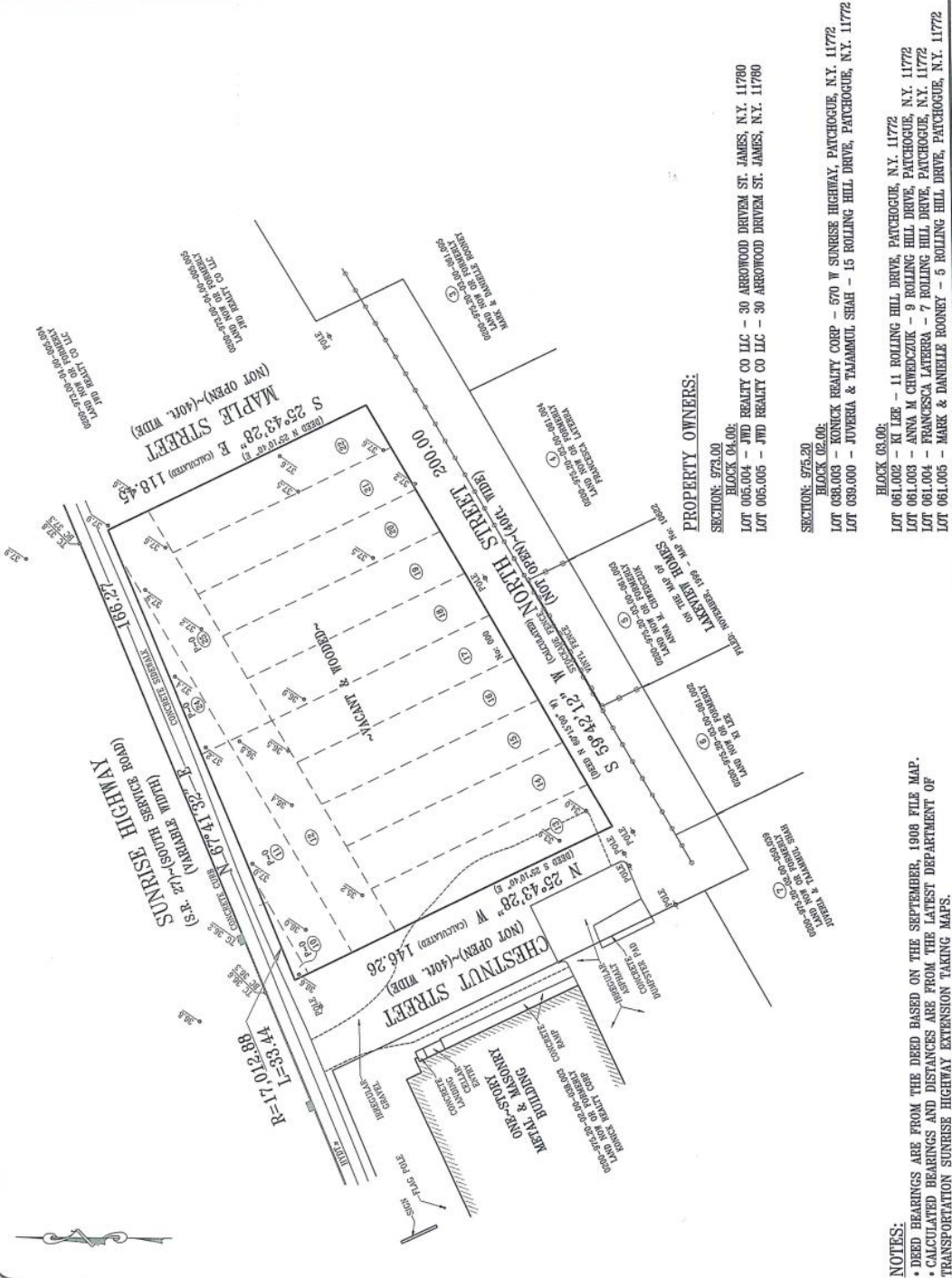
AREA: 26,380.20 Sq.Ft. = 0.6056 ACRES
 ZONED J BUSINESS 2
 ELEVATIONS IN NAVD88

LISA McQUILKIN
 LAND SURVEYING

274 EAST MAIN STREET
 EAST ISLIP, N.Y. 11790
 TEL: 631-277-3605
 FAX: 631-277-3906

SURVEY OF LOTS 12-22 INCLUSIVE & PART OF LOTS 10, 11, 24, 25, IN BLOCK 16, AS SHOWN ON MAP OF LAKE VIEW BUNGALOW CORPORATION

FILED: SEPTEMBER 24, 1908 - No. 269
 AT PATCHOGUE, TOWN OF BROCKHAVEN,
 SUFFOLK COUNTY, NEW YORK
 SCTM: 0200-976.20-03.00-001.000



PROPERTY OWNERS:

- SECTION: 975.00
 BLOCK 04.00:
 LOT 065.004 - JTD REALTY CO LLC - 30 ARROWOOD DRIVE ST. JAMES, N.Y. 11780
 LOT 065.005 - JTD REALTY CO LLC - 30 ARROWOOD DRIVE ST. JAMES, N.Y. 11780
- SECTION: 975.20
 BLOCK 02.00:
 LOT 089.003 - KONICK REALTY CORP - 570 W SUNRISE HIGHWAY, PATCHOGUE, N.Y. 11772
 LOT 089.000 - JUVERA & TAMMUL SHAH - 15 ROLLING HILL DRIVE, PATCHOGUE, N.Y. 11772
- BLOCK 03.00:
 LOT 061.002 - KI IEE - 11 ROLLING HILL DRIVE, PATCHOGUE, N.Y. 11772
 LOT 061.003 - ANNA M CHERCZUK - 9 ROLLING HILL DRIVE, PATCHOGUE, N.Y. 11772
 LOT 061.004 - FRANCESCA LATERRA - 7 ROLLING HILL DRIVE, PATCHOGUE, N.Y. 11772
 LOT 061.005 - MARK & DANIELLE ROONEY - 5 ROLLING HILL DRIVE, PATCHOGUE, N.Y. 11772

NOTES:

- DEED BEARINGS ARE FROM THE DEED BASED ON THE SEPTEMBER, 1908 FILE MAP.
- CALCULATED BEARINGS AND DISTANCES ARE FROM THE LATEST DEPARTMENT OF TRANSPORTATION SUNRISE HIGHWAY EXTENSION TAKING MAPS.

560 WEST SUNRISE HIGHWAY PATCHOGUE, N.Y.