



Island Associates Real Estate Inc.

We create value

4 Buildings & Corner Vacant Lot For Sale

1907, 1911, 1913, 1915 Deer Park Ave. & 745 Long Island Ave.
Deer Park, NY



Richie Buono

Richie@IslandAssociates.com

[631-793-1900](tel:631-793-1900)

444 Rt. 111, Suite 1 Smithtown, NY 11787 (631) 982-2100

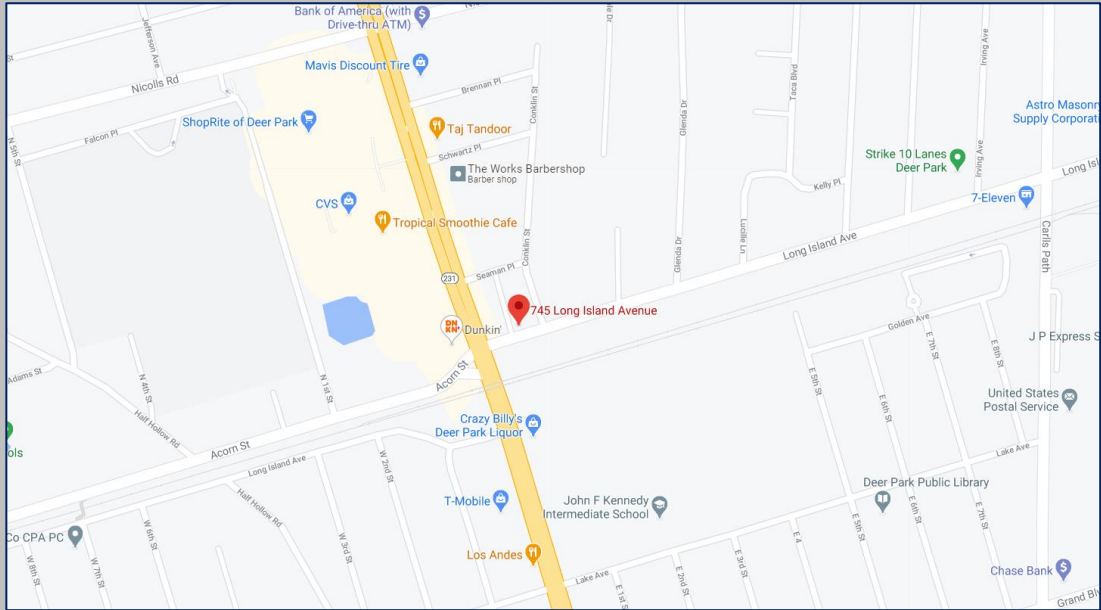
www.IslandAssociates.com

Property Information

Site Available

Price: \$3,200,000.00

Taxes: \$68,038.22



Property is located at the busiest intersection/hub on Deer Park Ave. & Long Island Ave. with access from all four traffic directions. Property is unencumbered with any leases in any of the buildings and can be redeveloped.

Seller is not entering into a subject to transaction. Property is to be sold as is. All showings must be scheduled one day in advance.



Daily Traffic Counts of 31,032 on Deer Park Avenue & 11,972 on Long Island Avenue.

1907 Deer Park Ave. – 100x100 Vacant Lot

1911 Deer Park Ave. – 3,000 SF Vacant Restaurant

1913 Deer Park Ave. – 5,000 SF Two story 6-unit office building

1915 Deer Park Ave. – 2500 SF Retail Store Fronts

745 Long Island Ave. – 1,350 SF Vacant Bar/Restaurant

Additional Information

Demographics	1 Mile	3 Miles	5 Miles
Total Population	18,078	105,810	281,340
Average HH Income	\$135,234	\$144,356	\$146,976



*All information is subject to errors, omissions, modification, and withdrawal.
Information is from sources deemed to be reliable but should not be relied upon without independent verification.*



All information is subject to errors, omissions, modification, and withdrawal.
Information is from sources deemed to be reliable but should not be relied upon without independent verification.



All information is subject to errors, omissions, modification, and withdrawal.
Information is from sources deemed to be reliable but should not be relied upon without independent verification.



All information is subject to errors, omissions, modification, and withdrawal.
Information is from sources deemed to be reliable but should not be relied upon without independent verification.