



Island Associates Real Estate Inc.

We create value

For Sale or Lease
217 Lake Avenue
Saint James, NY



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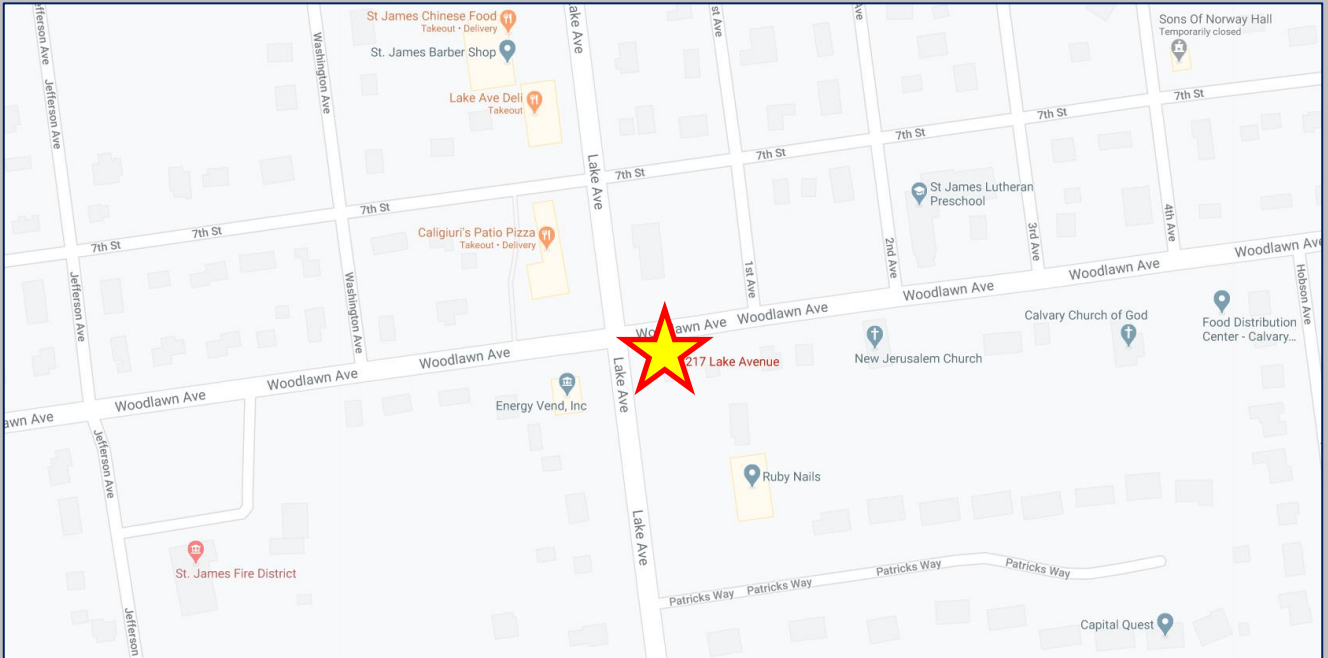
Property Information

.37 Acres Available

Sale Price: \$899,000

Ground Lease Price Upon Request

Taxes: \$8,390



Prime Location on Signalized Corner Location



Daily Traffic Counts of 8,792



+/- 135' Frontage on Woodlawn Ave.

+/- 90' Frontage on Lake Ave.



2 Min Drive to St. James LIRR Station



Zoned Central Business & R10

*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.*

Additional Information



Demographics	1 Mile	3 Miles	5 Miles
Total Population	10,135	65,901	177,171
Median HH Income	\$119,615	\$123,337	\$117,785

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