

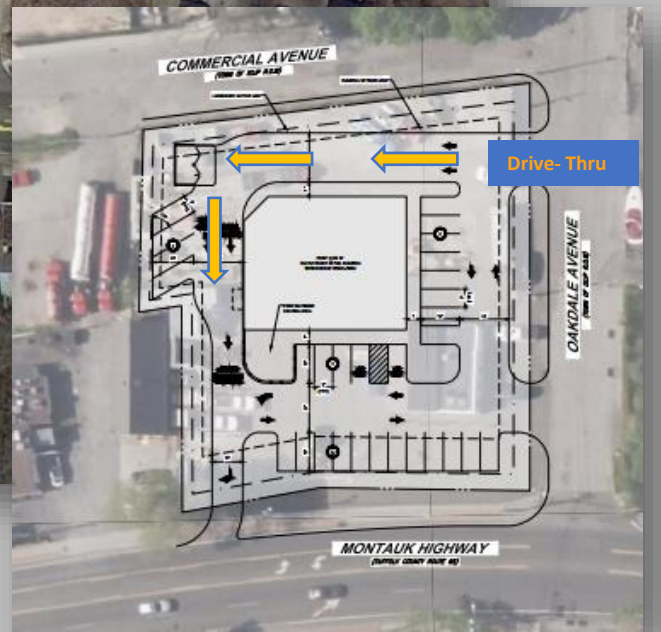


Island Associates Real Estate Inc.

We create value

New Development with Drive-Thru Available

1479 Montauk Highway
Oakdale, NY



Robert Monahan

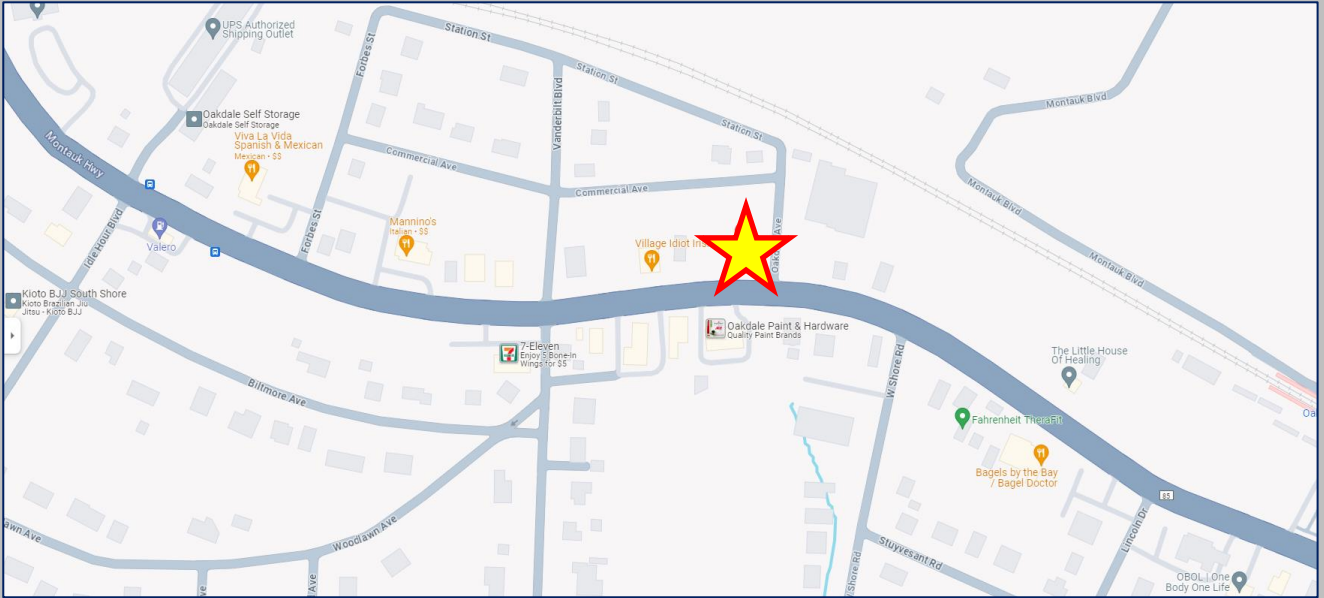
Robert@IslandAssociates.com

Robert Raffa

Raffa@IslandAssociates.com

**Available / Ground Lease or Build to Suit
With Drive-Thru
.80 Acre(s)
Zoned B3**

**Price Upon Request
Taxes: +/- \$21,533.84**



- 0.80 Acres Hard Corner
 - Zoned B3
- Frontage: 204' on Commercial Ave., 186' on Montauk Hwy., 206' on Oakdale Ave
- Traffic Counts of 19,093

Demographics	1 Mile	3 Miles	5 Miles
Total Population	6,567	53,342	156,217
Average HH Income	\$168,750	\$144,583	\$137,358

*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.*

MAP OF LOTS 70-78 & 96-104
ON THE MAP OF
IDLE HOUR NORTH
FILE NO. 160; FILED AUGUST 11, 1926
SITUATE

OAKDALE

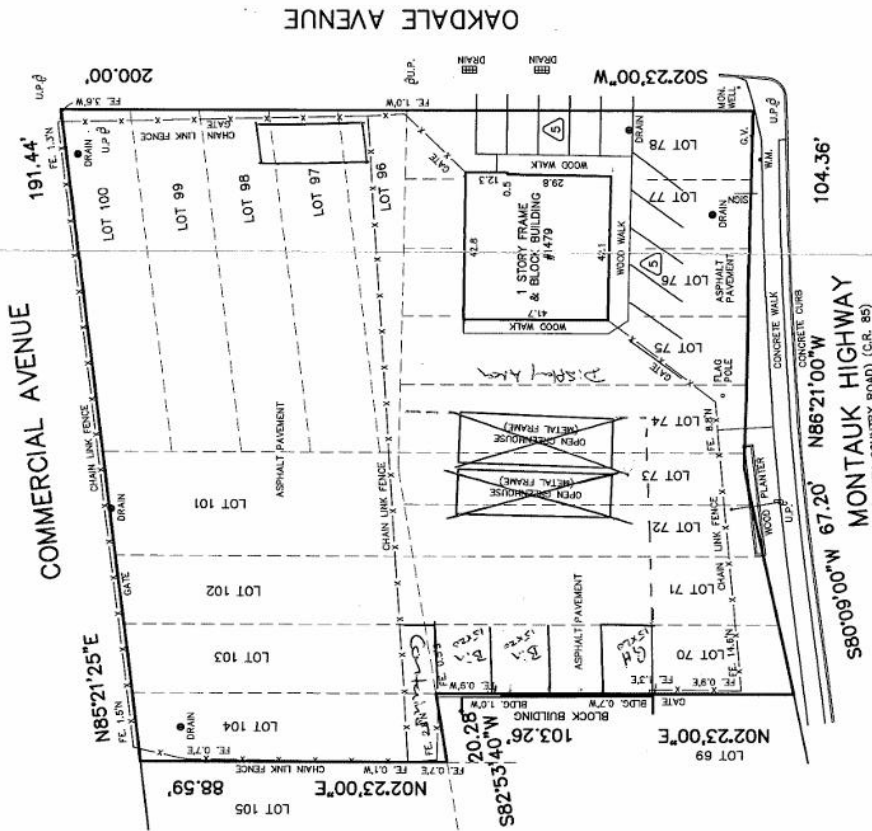
TOWN OF ISLIP, SUFFOLK COUNTY N.Y.
AREA = 34,180 SQ. FT.
DATE: JUNE 12, 2017 SCALE: 1"=30'



Bruce A. Murrell

PREPARED BY
SCHNEPF & MURRELL, P.C.
LAND SURVEYORS - LAND PLANNERS
126 MAIN STREET
SAYVILLE, NEW YORK 11782
TEL. 631-589-1322 FAX 631-589-1779
INFO@SCHNEPFANDMURRELL.COM

TAX MAP DESIGNATION NUMBER
DISTRICT SECTION BLOCK LOT
500 325 1 87.4 FILE NO. 23806



CERTIFIED TO: BUILDING AND
MANAGEMENT, LLC
-SAFE HARBOR TITLE AGENCY, LTD
-TITLE SH78152
-FIRST AMERICAN TITLE INSURANCE
-FIRST NATIONAL BANK OF LONG
ISLAND

Unsubstantiated direction or addition to this survey, in a violation of Section 7209, subsection 2, of the Surveying Law of the State of New York, shall be deemed to be a false statement.

Certifications indicated herein signify that this survey was prepared in accordance with the provisions of the Surveying Law of the State of New York, and that the survey was prepared and conducted in accordance with the standards of the International Board of Standards and Practices for Professional Surveyors, Inc. (IBPS). The survey was prepared and conducted in accordance with the standards of the International Board of Standards and Practices for Professional Surveyors, Inc. (IBPS). The survey was prepared and conducted in accordance with the standards of the International Board of Standards and Practices for Professional Surveyors, Inc. (IBPS).

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