

# OFFERING MEMORANDUM

356 Motor Parkway  
Hauppauge, NY 11788

## FOR SALE

**ia**

Island Associates Real Estate, Inc.

[www.islandassociates.com](http://www.islandassociates.com)



# EXECUTIVE SUMMARY

**356 Motor Parkway  
Hauppauge, NY 11788**

**Sale Price \$5,500,000.00**

**Parcel - 0800-185-00-02-00-044-004**

**Building Size: 6,713 SF**

**Lot Size: .3.0 Acres**

**Parking: 55 Stalls**

**+/- 16,700 Vehicles Per Day**

**Zoning: BUS1**

**Taxes: \$74,629.00**

**Frontage: 115' on Motor Parkway w/ 1 Curb Cut**

**Exclusively represented by:**

**Richie Buono**

**631-982-2100 (Office)**

**631-793-1900 (Mobile)**

**[Richie@IslandAssociates.com](mailto:Richie@IslandAssociates.com)**

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# PROPERTY HIGHLIGHTS:

**356 Motor Parkway  
Hauppauge, NY 11788**

Demographics	1 Mile	3 Miles	5 Miles
Total Population	10,546	95,359	241,684
Average HH Income	\$135,885	\$141,024	\$151,625

## **Iconic Restaurant & Real Estate Opportunity:**

Rare chance to acquire a landmark restaurant property with significant land value and redevelopment potential. Gasho of Japan is offered for \$5,500,000 including the building and 3.2 acres of sewered land. This well-known property features a fully improved 6,713 SF freestanding building with long-standing presence, making it ideal for an owner-operator, investor, or developer. The expansive 3.2-acre parcel provides excellent flexibility for continued restaurant use, expansion, or potential redevelopment.

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# PROPERTY PHOTOS

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