



Island Associates Real Estate Inc.

We create value

## For Sale

# 955 Long Island Ave.

# Deer Park, NY



**Chris Mayor**  
[Chris@IslandAssociates.com](mailto:Chris@IslandAssociates.com)  
**(631) 513-2000**

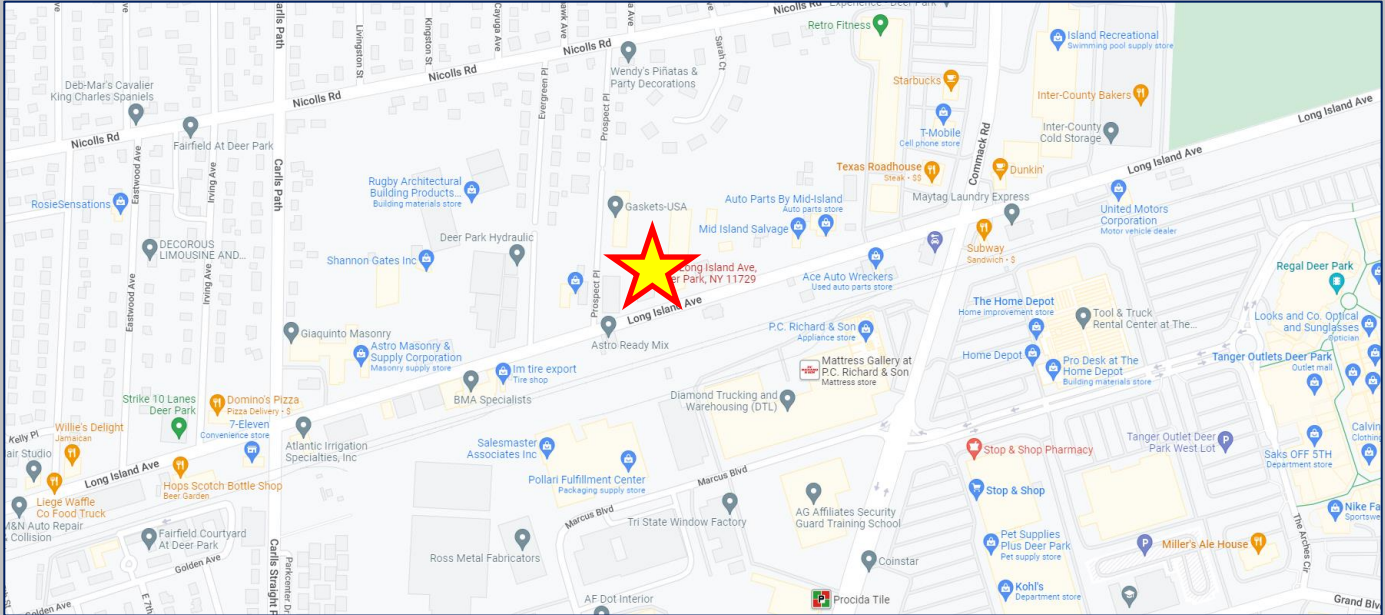
**Larry Densen**  
[Larry@IslandAssociates.com](mailto:Larry@IslandAssociates.com)  
**(516) 857-5564**

# Property Information

**5,495 SF Building on 1.44 Acres**

**Price: \$4,600,000**

**Taxes: +/- \$21,791.80**



❖ Outdoor Storage

❖ Daily Traffic Counts of 12,564

❖ 3 Drive Ins - 12' w x 16' h

❖ 12 Parking Spaces

❖ Zoned Light Industrial

Demographics	1 Mile	3 Miles	5 Miles
Total Population	10,850	96,162	263,235
Average HH Income	\$114,597	\$132,318	\$132,841

*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.*



ENV. No. 1006 MAP No. 259-2

955

SURVEY OF PT. LOT 10

# SQUAW PIT PURCHASE

EASTERN DIVISION - SOUTHERN TREE

DEER PARK

TOWN OF BABYLON - SUFFOLK CO., N.Y.

SCALE 1" = 40'

OCT 24, 1977

MAY 14, 1991 174 3.0

OCT 7, 1972 810.40C

MAY 4, 1984 410.00C

*Harold R. Bausch*  
**HAROLD R. BAUSCH, P.C.**  
LAND SURVEYOR - N.Y.S. LIC. NO. 36385  
88 BRADWAY - AMITYVILLE, N.Y.  
AM 4-6323



UNLAWFUL ALTERATION OR ADDITION TO THE SURVEY IS A VIOLATION OF SECTION 130-A OF THE N.Y. EASEL REGULATION LAW.  
COPIES OF THIS SURVEY MAP AND BEARING ON LAND SURVEYOR'S MAPS SHALL BE CONSIDERED TO BE TRUE BLUE COPIES.  
SURVEYOR'S MAPS SHALL BE FILED WITH THE COUNTY CLERK AND THE COUNTY ENGINEER'S OFFICE.  
NO ALTERATION, ADDITION OR DELETION TO THIS SURVEY MAP SHALL BE MADE WITHOUT THE WRITTEN CONSENT OF THE SURVEYOR.  
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MAP OF 1/800 PARK (FILED 8/10/1973 - MAP NO. 841)

THE LOT 241 LAND NIP OF VACANT BUILDING BEING COMP

THE LOT 22 LAND NIP OF VACANT BUILDING BEING COMP

AREA = 1.348 ± ACRES  
OR  
(58,706 sq. ft.)

PAY LOT 22  
INDUSTRY

LAND NIP OF VACANT PROPERTY AT  
FORMERLY LAGANO  
INDUSTRY

1 STORY - WAREHOUSE - BUILDING

LAND F. C. ANDROVIC  
THE LOT 22 E VACANT  
RESIDENCE - VACANT  
LAND NIP OF VACANT  
PAVE ENHANCED

955 I.I.A.R  
D.P.K

BENCHMARK: NYO N1W1C10 L.I. AVE  
A PROSPECT PL. TOP OF ARROW  
CL. 83 60



PROSPECT PL.



INDUSTRY INDUSTRIAL BLDG

INDUSTRY WAREHOUSE BUILDING

105.80'

LONG ISLAND (BRENTWOOD RD.) AVE.

S73°18'55" W 125.00'

125.00'

125.00'

500.00'

N73°18'55" E

125.00'