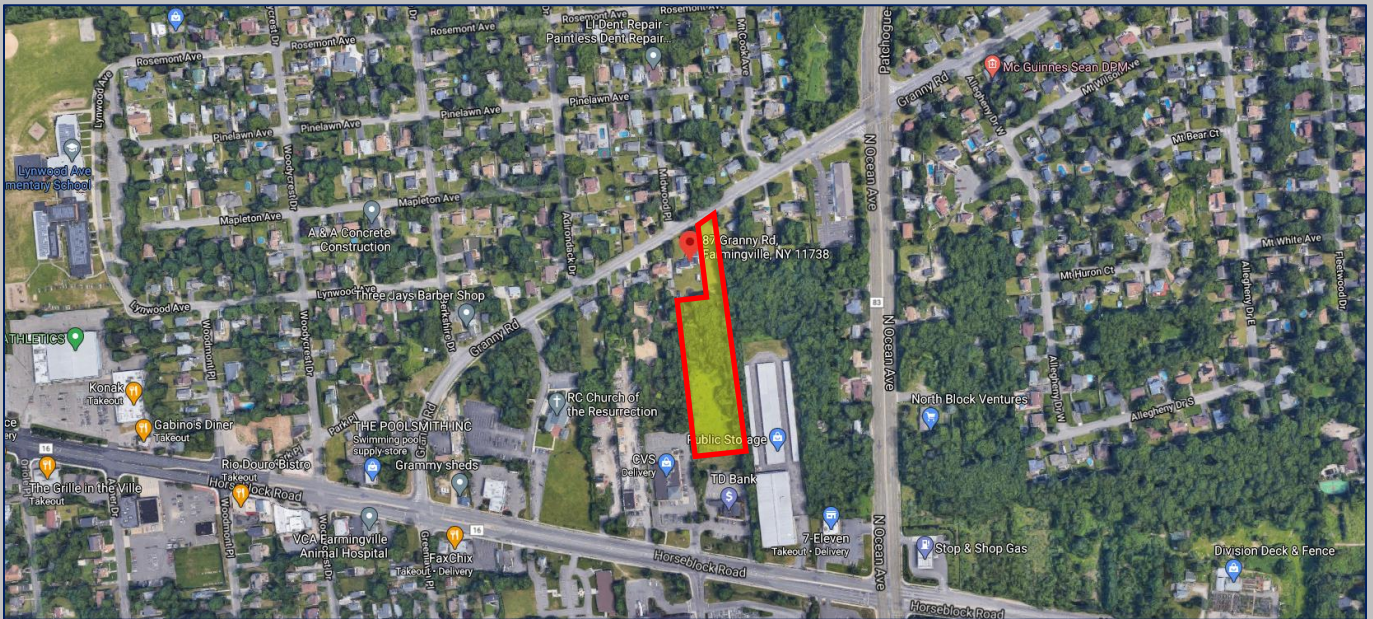




Island Associates Real Estate Inc.

We create value

For Sale 87 Granny Road Farmingville, NY



Robert Monahan

Robert@IslandAssociates.com

Robert Raffa

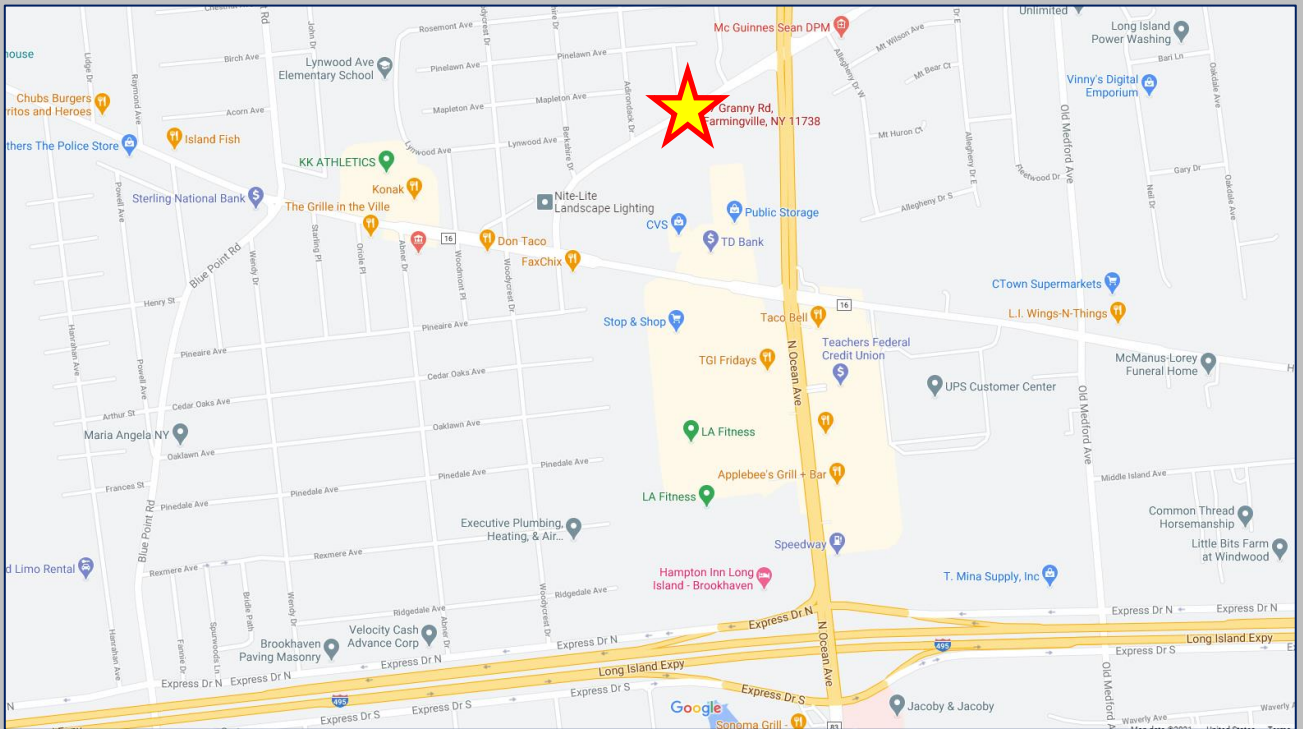
Raffa@IslandAssociates.com

Property Information

+/- 3 Acres For Sale

Price: \$1,200,000

Taxes: \$6,689



7,682 Daily Vehicle Counts



Excellent opportunity for residential development. Zoned residential

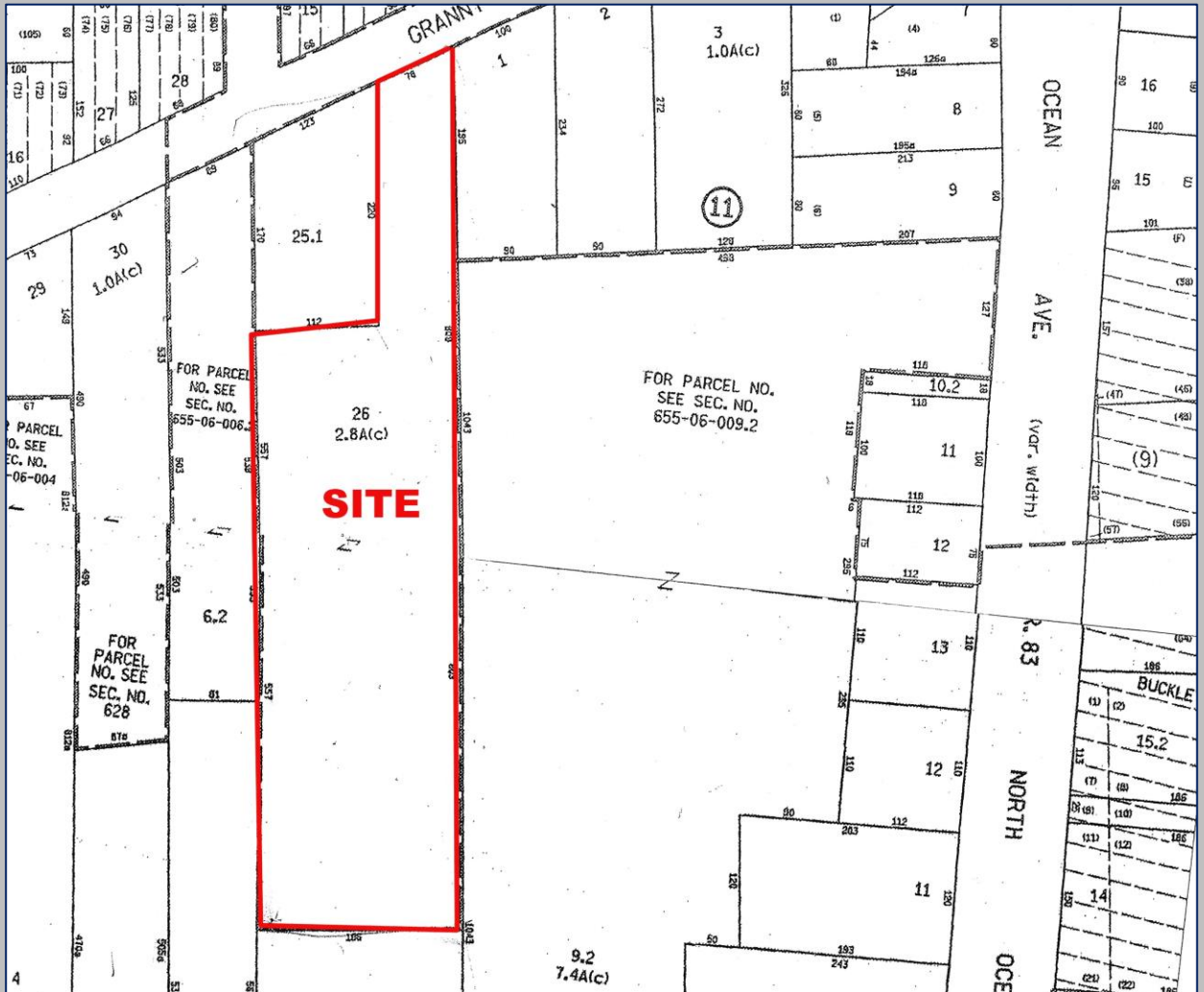


Area Retailers Include: CVS, TD Bank, 7-Eleven, Stop & Shop, Taco Bell, Burger King, McDonalds, Chase Bank, TGI Fridays, Teachers Federal Credit Union & More!

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.

Property Information



Demographics	1 Mile	3 Miles	5 Miles
Total Population	9,239	75,761	223,556
Median HH Income	\$105,739	\$95,553	\$93,376

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.

Property Survey

SEC. 2FC JOB 6564

SURVEY OF PROPERTY
 Situated in
FARMINGVILLE
 TOWN OF BROOKHAVEN
 SUFFOLK COUNTY
 NEW YORK

Surveyed by
SMITH & JUNG
 Licensed Land Surveyors
 100 W. 10th St.
 Patchogue, N.Y.
 Phone 479-3178

LUPU

REF. ONLY: 0200-655-06-008



SCALE: 1"=50'

N/4 OF MIKE RUDY

557.39

N 5° 15' 50" E

N 84° 44' 10" W 186.30
 N/4 PETER CORSITTO

Area: 2.7794 Ac.

112.40

S 84° 44' 10" E

N 71° 22' 40" E

78.37

GRANNY ROAD

MIDWOOD PLACE

219.78

N 5° 15' 50" E

6/4.73

S 48° 36' 20" W

194.70

N/4 MIKE RUDY

FORMERLY: ESTATE OF THOMAS SIMPSON

S 5° 15' 50" W

625.87

529.90

TRUNK LINE

NORTH OCEAN AVENUE

PATCHOGUE - MT. SINAI ROAD - C.R. 83

(TUNNEL ROAD)

EXAMINED THE RECORDS OF THE COUNTY OF SUFFOLK, NEW YORK, AND FOUND THAT THE ABOVE DESCRIBED PROPERTY IS UNINCUMBERED BY ANY MORTGAGE, EASE, OR OTHER INTEREST OF RECORD. THE SURVEY IS ACCURATE AND CORRECT. THE SURVEYOR HAS NO OTHER INFORMATION TO REPORT. THE SURVEYOR'S OFFICE IS AT 100 W. 10TH ST., PATCHOGUE, N.Y. 11756. PHONE 479-3178.

SURVEY CERTIFIED TO:
 PHILIP LUPU

DATE SURVEYED: JUNE 23, 1986.