

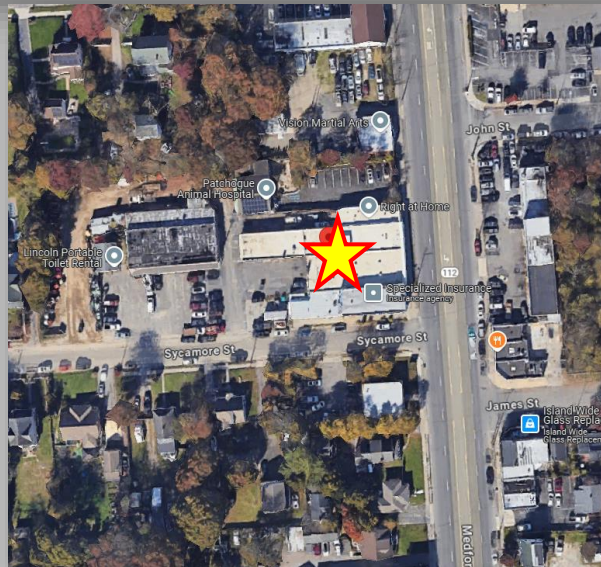


Island Associates Real Estate Inc.

We create value

**For Sale**

**208-210 Medford Ave.  
Patchogue, NY**



**Richie Buono**

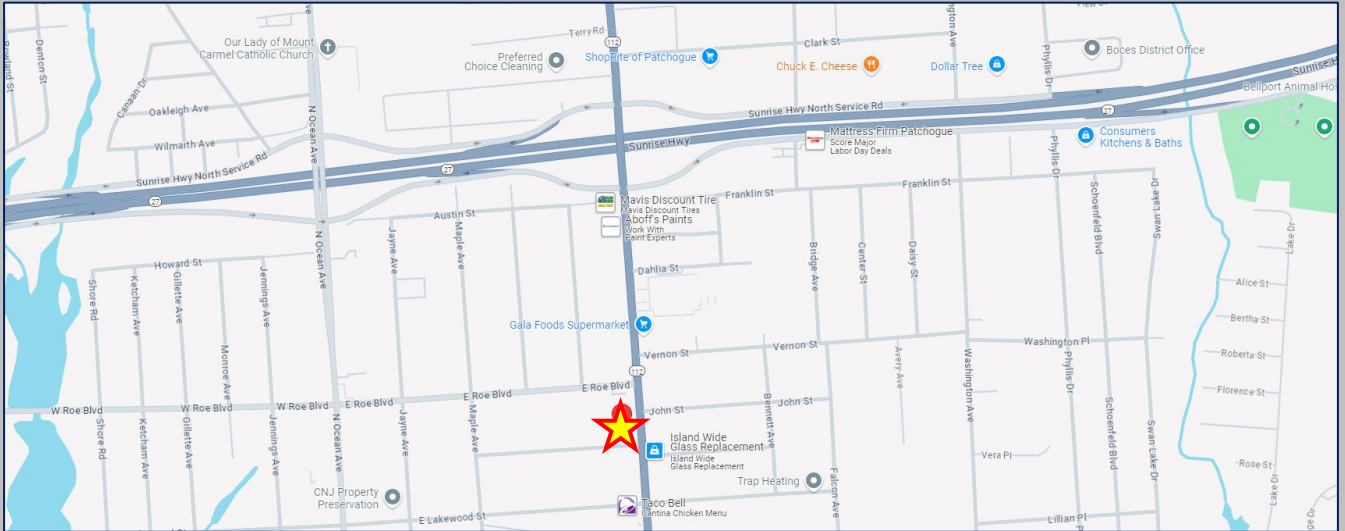
**[Richie@IslandAssociates.com](mailto:Richie@IslandAssociates.com)**

444 Rt. 111, Suite 1 Smithtown, NY 11787 . 631 982-2100 . [www.IslandAssociates.com](http://www.IslandAssociates.com)

# 11,800 SF Retail Building Available

Price: \$1,250,000

Taxes: +/- \$11,279.84



- Great street exposure & Great signage
  - 2 new HVAC / Oil Heat
  - 12 car parking in the rear
  - 100x 118 dimensions
  - Roof 5 years old
- 1 Rear Overhead door & 2 Rear and Front Entrances
  - Daily Traffic Counts of 25,411 on Rte. 112
  - 2 storefronts 6,000 SF and 5,800 SF
- Approvals for new rear parking lot and demolition of the rear 2,000 SF building adding a new rear parking lot.
- Permission for outer district sewer connection to Patchogue Village paid for & designated for the lifetime of the building.

Demographics	1 Mile	3 Miles	5 Miles
Total Population	11,517	72,818	156,273
Average HH Income	\$117,269	\$127,419	\$133,397

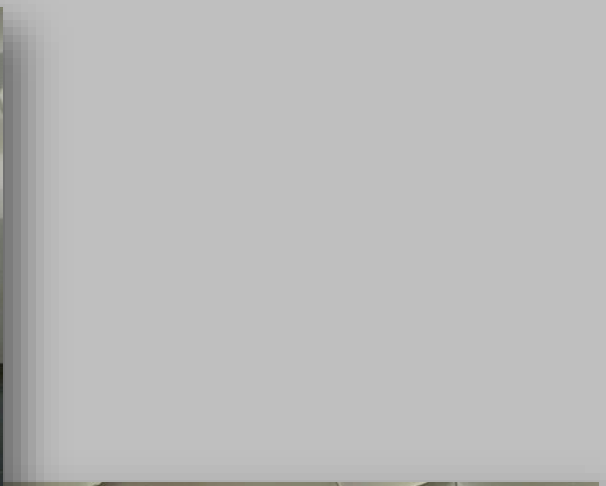
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THE DRAWINGS ATTACHED HAVE BEEN PREPARED TO BE IN COMPLIANCE WITH THE FOLLOWING CODES:  
 2020 NYCRR (NEW YORK STATE BUILDING CODE)  
 2020 NYSEBC (NEW YORK STATE EXISTING BUILDING CODE)

