



49 Centershore Road, Centerport, NY 11721

FOR SALE @ \$650,000.00



Property Information

Tax Map #: 0400-043.00-03.00-003.000
Tax Map #: 0400-045.00-01.00-044.000 (waterfront parcel)
Property Type: MIXED USE
ZONING: C6 General Business
Certificate of Occupancy: Letter in Lieu- Garage has no CO
Lot Size: 0.15 Acre + 0.05 Acre (waterfront)
Main Building Size: 5,000sqf (2,500sqf upper + 2,500sqf lower)
Rear Garage Size: 728sqf
Construction: Block & Wood
Sanitary: Northport Sewer System
Parking: On Site
Electric: 3 Separate Meters
Heat: Forced Hot Air
Fuel: Gas
Overhead Doors: 3 on main building and 1 on garage
RE TAX 2010-11: \$15,772.36

Tenant Information

Space #1: Automotive repair business occupying approximately 2,000sqf since May 2006. Current rent \$2,315.00 per month.

Space #2: approximate 500sqf office with no tenant.

Space #3: 1.5 bedroom upper level residential tenant. Current rent \$1,200.00 per month

Comments

Property has great potential for owner operator and or investment ownership. Property title currently held in estate.



IMPORTANT

The information herein has been obtained from the owner of this property or from sources deemed reliable. Paragon Property Services, Inc., its agents or representatives make no representations or warranties as to the accuracy thereof, and is submitted subject to errors, omissions, change of price, rental or other conditions, or withdrawal without notice. All areas, dimensions and financial data of this property are approximate.

FOR MORE INFORMATION

Contact Exclusive Broker

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