

OFFERING MEMORANDUM

146 Railroad Avenue, Sayville, New York 11782

FOR SALE



COLDWELL BANKER
M&D GOOD LIFE



EXECUTIVE SUMMARY



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M&D GOOD LIFE

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Building Size:	+/- 5,943 SF	Lot Size:	+/- 7,405 SF
Number of Units:	3	Zoning:	BD
Annual Taxes:	\$29,002	Asking Price:	\$1,600,000

+/- 5,943 SF Mixed Use Office Building For Sale

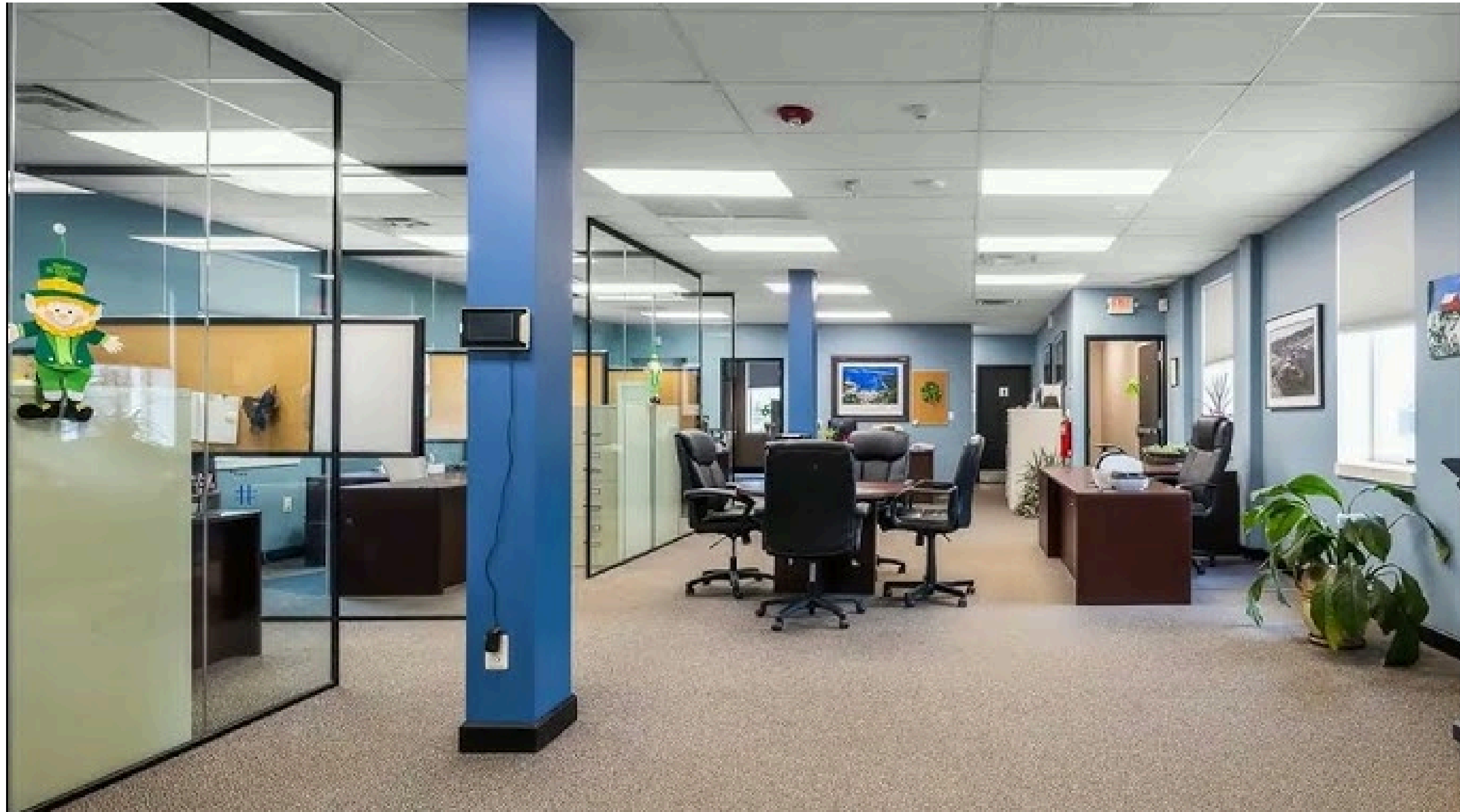
Build your business at this classic red brick office building, ideally located in one of Sayville’s most desirable commercial corridors just steps from Main Street and the Sayville train station. This 2-story property offers approximately 5,943 square feet across 2 units plus a basement, creating excellent flexibility to lease units individually for diversified rental income, occupy part of the building while generating income from the rest, or combine the space for a larger single-user office. Recent upgrades include brand-new bathrooms, a modern kitchen, and new solar power, supporting long-term efficiency and lower operating costs. With its commuter-friendly location, strong visibility, and adaptable layout, this is a rare opportunity for investors and owner-users alike to secure a well-positioned office asset in the heart of Sayville.

ADDITIONAL PHOTOS

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RETAILER MAP

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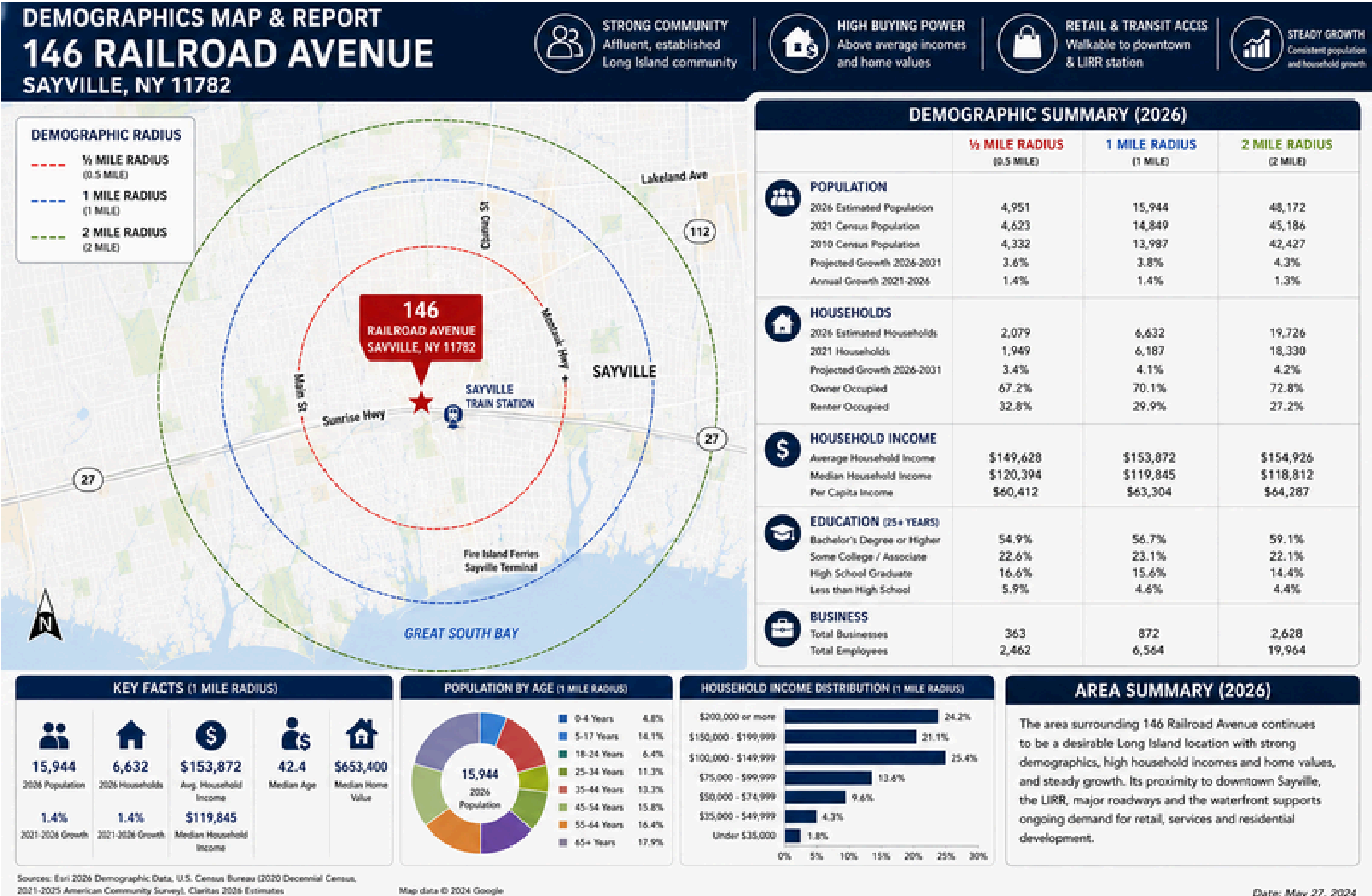


DEMOGRAPHICS MAP & REPORT

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Commercial real estate involves more than just property listings. To get the most effective results, you need to partner with a company that has a full complement of services and an in-depth team of professionals to help with all your needs. Coldwell Banker's team of commercial real estate experts is committed to unrivaled performance standards when working with tenants, investors, purchasers, and owners. We represent all major property types including office, industrial, retail, apartment, and land. We treat each assignment with commitment and focus, from a single transaction in a local market to a national and multi-market assignments. We help negotiate contracts, coordinate construction and provide both property management as well as ongoing advisory service to satisfy your changing real estate needs. Our breadth of market knowledge, unprecedented network and use of innovative technology extend to all types of property transactions. For information on our services please contact us today.