



Property For Lease

11 Collins Avenue, Sayville, NY 11782



Offering Summary

Lease Price:	\$20.00 NNN
Taxes:	\$62,621
Building Size:	12,000 SF
Year Built:	1965
Zoning:	BU1

Property Overview

Located on the corner of Middle Road and Collins Avenue in the heart of Sayville Village. This 12,000 SF building was home to the Sayville Public Library and most recently was home to a House of Worship. The property is zoned B1 in the town of Islip which lends itself for many possible uses. (See attached permitted uses) There is onsite parking for 18 cars with municipal parking located directly across the street as well as a public park. It is in walking distance to all that Sayville has to offer including the LIRR Sayville Station and the Fire Island Ferry terminals.

Property Highlights

- Heart of Sayville Village
- Zoned B1
- Municipal and Onsite Parking
- Ideal Daycare, Veterinary Clinic, or Office / Professional Use

For More Information:

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Dennis Gandley



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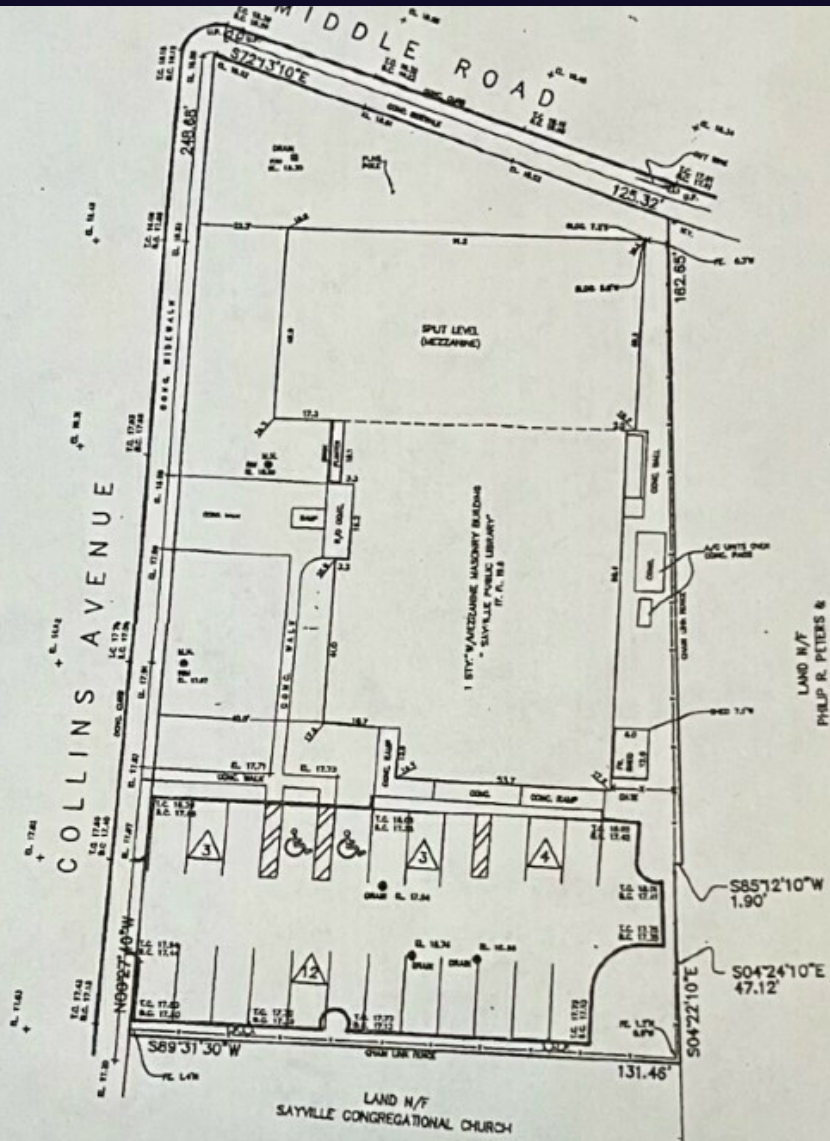
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LAND N/F
PHILIP R. PETERS &
JOHN D. ZIMMERLY

Handwritten signature

MAP OF
D CRIBED PROPERT
SITUATE
SAYVILLE
TOWNSHIP, SUFFOLK COUNTY N.Y.
AREA=28,672 SQ. FT.
DATE: APRIL 14, 2004 SCALE=1"=20'

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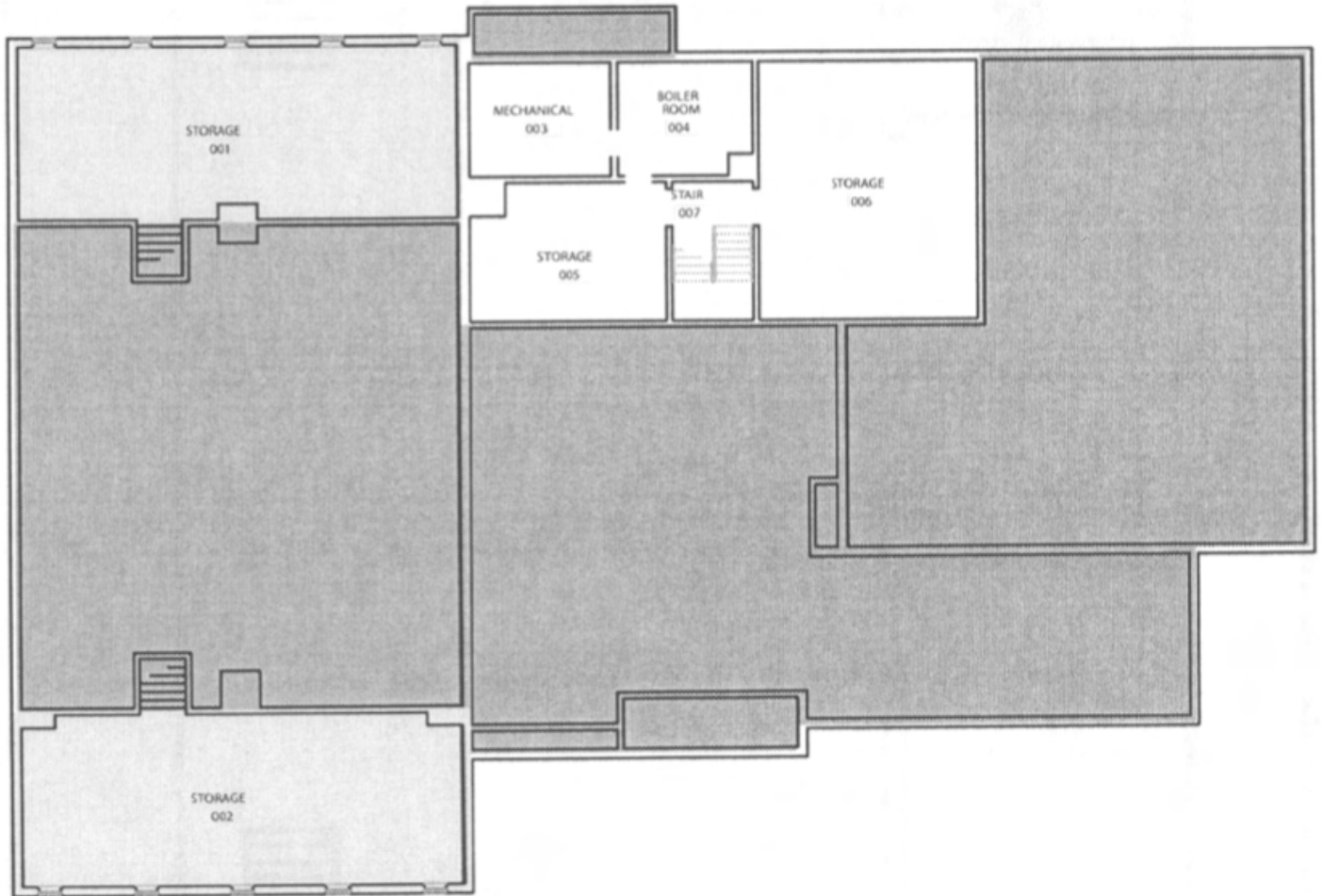
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§ 68-271. Permitted uses. [Amended 3-6-1973; 7-3-1973; 4-15-1975; 8-19-1980; 3-15-1983; 1-7-1986; 2-25-1992; 11-17-1992; 4-8-1997]

In a Business 1 District, no building, structure or premises shall be used or occupied, and no building or part thereof or other structure shall be so erected or altered, except for one or more of the following purposes:

- A. Museum. **[Amended 4-5-2005; 6-8-2010]**
- B. Craft trade shop.¹ **[Added 12-17-2019]**
- C. Public school. **[Added 3-23-1999]**
- D. Store, office, medical offices, delicatessen, bank, broadcasting studio, laundromat and community building. **[Amended 7-20-2021]**
- E. Private or parochial school, including preschool programs, elementary and secondary schools, vocational schools and other non-degree-granting schools including self-defense, dance, swimming, gymnastics and similar instruction/programs, except those associated with manufacturing or truck driving. **[Added 3-23-1999]**
- F. Personal service establishment, including but not limited to barbershop, beauty parlor, shoe repair shop.
- G. Retail dry-cleaning establishment using New York Board of Fire Underwriters' Class I liquids.
- H. The operation of any retail business if the same is confined to the interior of the building, except as otherwise provided herein.
- I. Nonprofit fraternity or lodge.
- J. Historical or memorial monument.
- K. Church or other similar place of worship or parish house, provided that a minimum buffer area of 25 feet in accordance with Town standards is maintained adjacent to any residential use or zone and a site plan is submitted to and approved by the Planning Board, or its designee, indicating compliance with all applicable land development standards.
- L. Collateral loan broker.² **[Added 6-23-2009]**
- M. Mini-storage warehouse, provided that the lot on which the use is located has frontage along Sunrise Highway or the Long Island Expressway. **[Added 5-15-2018]**
- N. Child day-care center.

1. Editor's Note: Former Subsection B, which designated two-family detached dwellings as permitted uses, was repealed 6-8-2010. See now § 68-272.1P.

2. Editor's Note: Former Subsection L, regarding the outdoor sale and display of holiday plants, was repealed 8-14-2007. See now § 68-271.1A.

- O. Public school, public library or municipal facility. [**Added 3-9-2021³**]
- P. Funeral parlor/home. (Note: Funeral parlors/homes and child day-care centers were previously permitted in BD and Business I Districts by virtue of being permitted in General Service Districts and will continue to be permitted.)
- Q. (Reserved) [**Added 3-9-2021⁴**]
- R. Health club.
- S. Veterinarian, provided that all activities take place within the building.

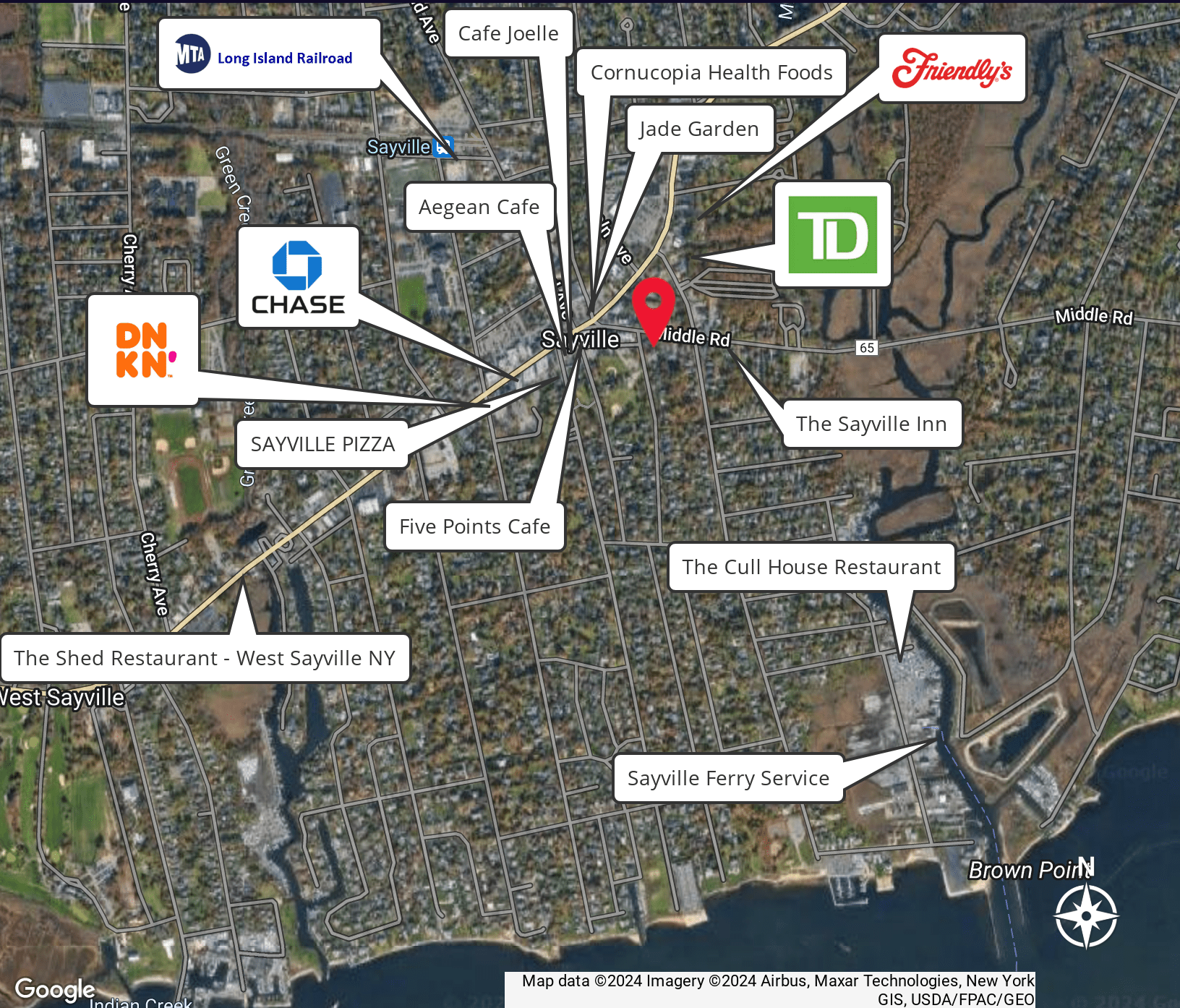
3. Editor's Note: Former Subsection O, which listed elementary and secondary schools, colleges, correspondence and vocational schools and other non-degree-granting schools, was repealed 3-23-1999.

4. Editor's Note: Former Subsection Q, listing dental clinic, was repealed 4-8-1997.



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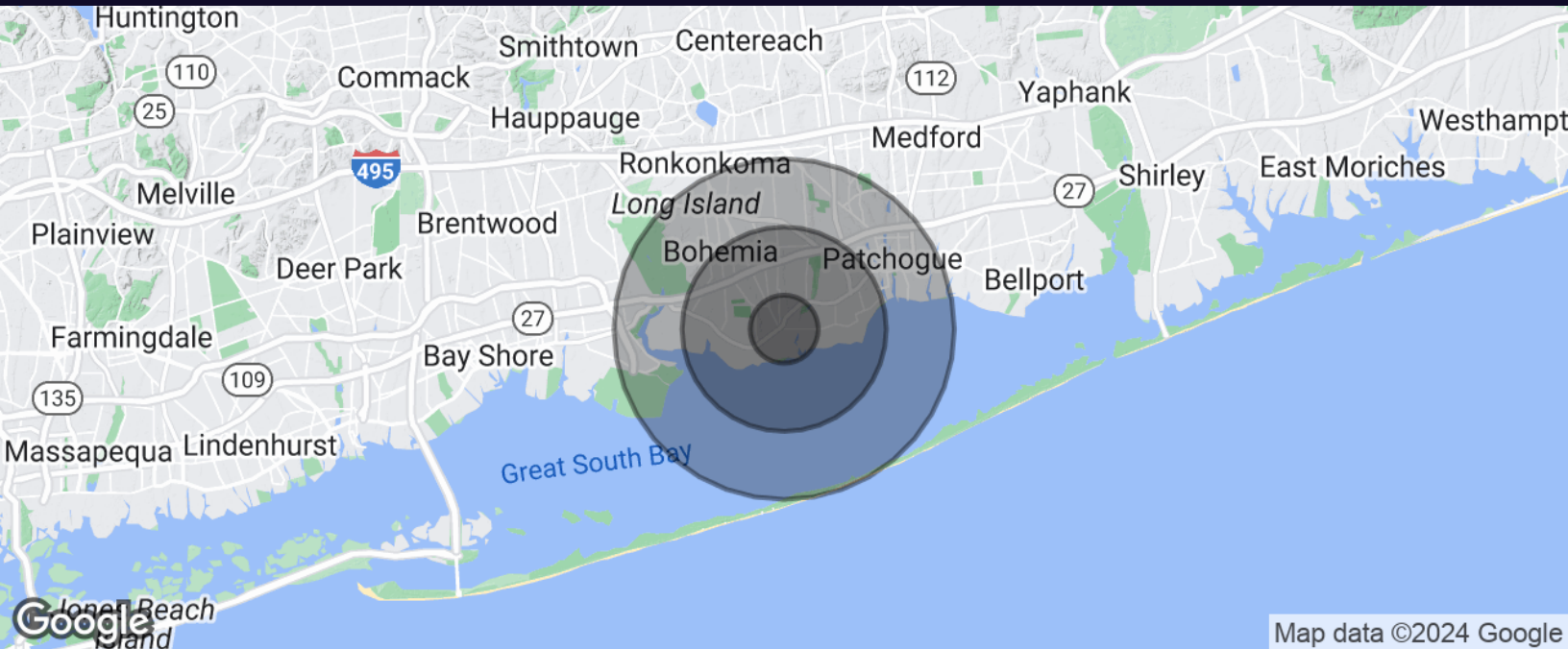
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Multi Purpose Property For Sale

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Population

	1 Mile	3 Miles	5 Miles
Total Population	9,066	45,186	105,496
Average Age	43.7	44.3	41.8
Average Age (Male)	43.6	42.9	40.8
Average Age (Female)	44.8	45.4	43.3

Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	3,400	18,284	42,051
# of Persons per HH	2.7	2.5	2.5
Average HH Income	\$142,296	\$124,720	\$118,591
Average House Value	\$492,810	\$450,565	\$410,793

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