

Gas Station & Convenience Store

702 Oak Street, Copiague NY

With or Without Fuel Supply Agreement

FOR SALE



Asking Price: \$2,995,000 – Submit Offers

70% SELLER FINANCING AVAILABLE

Property Information

Address:	702 Oak St, Copiague, NY 11726
Market / Township:	Suffolk County / Babylon
Section / Block / Lot:	198 / 2 / 12.004
Lot Area / Dimensions:	12,200 / 123' x 100' (approx.)
Total Building SF:	1,200 (approx.)
Property Class / Zoning:	G - Light Industrial / Gas Station
Taxes:	\$19,564

Property Highlights

- Corner Traffic Light Intersection Location
- Currently Leased Month to Month \$14,000 NNN
- May be Delivered Vacant
- (3) Double Walled Fuel Tanks - (2) 10,000 Gallons & (1) 2,500 Gallons
- Annual Sales Volume 1,600,000 Gallons (approx.)
- Convenience Store Sales – Approx. \$60,000 / Mo.
- May be Sold with or without Fuel Supply Agreement
- Fuel Supply Agreement at 2 Cents per Gallon Over Valero Posted Rack Price Plus Trucking
- Property Inspections by Appointment Only

For More Information, Please Contact Exclusive Agents:

Benjamin Efraimov
 Director – Investment Sales
 (718) 512 - 2608
Benjamin.Efraimov@cushwake.com

Kevin Schmitz
 Associate
 (718) 512 - 2628
Kevin.Schmitz@cushwake.com

FOR SALE

Area Map



Location Map

