

FOR SALE

1580 Straight Path, Wyandanch, NY

Decommissioned Gas Station Auto/Retail Reposition Opportunity



PART OF THE

NORTHEAST AUTO REPOSITION PORTFOLIO

19 Former Gas Stations Across Long Island,
Queens, Bronx & Massachusetts



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Asking Price: Please Inquire

THE OFFERING

Cushman & Wakefield is pleased to present for sale **1580 Straight Path, Wyandanch, NY**, a high-visibility former gas station located on a 0.43-acre lot in the Town of Babylon. The site is improved by a ±560 SF single-story convenience building and benefits from wide frontage along Straight Path, steady vehicle traffic, and proximity to the Long Island Rail Road and major local arteries including Long Island Avenue.

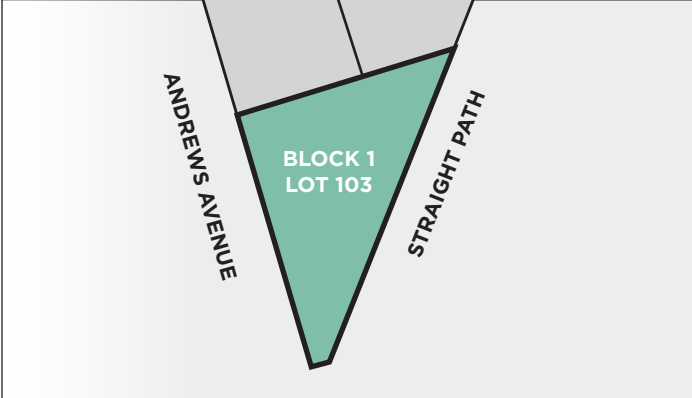
The property will be delivered vacant and decommissioned, offering an ideal opportunity for auto-related services, retail repositioning, or redevelopment. Zoned Business E within the Town of Babylon, the site provides flexible redevelopment potential, appealing to investors and end-users looking to establish a presence in a growing and revitalizing Suffolk County community.



Property Information	
Address:	1580 Straight Path
	Wyandanch, NY 11798
Municipality:	Town of Babylon
Section:	40
Block:	1
Lot:	103
Parcel ID:	225780
Zoning:	Business (E)
Lot Acreage:	0.43 Acres (approx.)
Lot SF:	18,731 SF (approx.)

Building Information	
Property Type:	Motor Vehicle Services (430)
Year Built:	1969
Stories:	1
Parking Spaces:	10
Convenience Store:	Yes
Service Station:	No
Lifts:	-
Pumps:	8
Tanks:	4
Above Grade Gross SF:	560 SF (approx.)
Total Gross SF:	560 SF (approx.)

TAX MAP



Tax Information (2024)	
Total Taxes:	\$27,403

LOCATION & MARKET OVERVIEW

WYANDANCH, NY

Wyandanch is undergoing a significant transformation, evolving from a struggling neighborhood into a thriving community with new housing, retail, and office space. The revitalization effort, which began in 2013, has brought a renewed energy to the area. With easy access to the Long Island Rail Road, Wyandanch offers convenient commuting to New York City, making it an attractive location for both residents and businesses.

As the area continues to grow, Wyandanch has become a hotspot for entrepreneurs, with new restaurants and retail stores opening in Wyandanch Village. The community is home to parks, a pedestrian plaza, and local events like Wyandanch Family Day, bringing residents together. This revitalization has increased the area's appeal, positioning it as a strong contender for commercial investment opportunities.



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FOR MORE INFORMATION, PLEASE CONTACT:

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