



Lindenhurst NY 11757

711-715 N WELLWOOD AVE

Prime Flex Commercial Opportunity

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EXECUTIVE SUMMARY

PRIME FLEX COMMERCIAL OPPORTUNITY



Tripoint Real Estate is pleased to exclusively represent **711-715 N Wellwood Avenue, Lindenhurst**, a rare opportunity to acquire a $\pm 4,600$ SF commercial building situated on a ± 0.37 -acre corner parcel along one of Lindenhurst's primary commercial corridors.

Situated along **North Wellwood Avenue**, one of Lindenhurst's primary commercial thoroughfares, the property benefits from excellent visibility, strong daily traffic counts, and convenient accessibility.

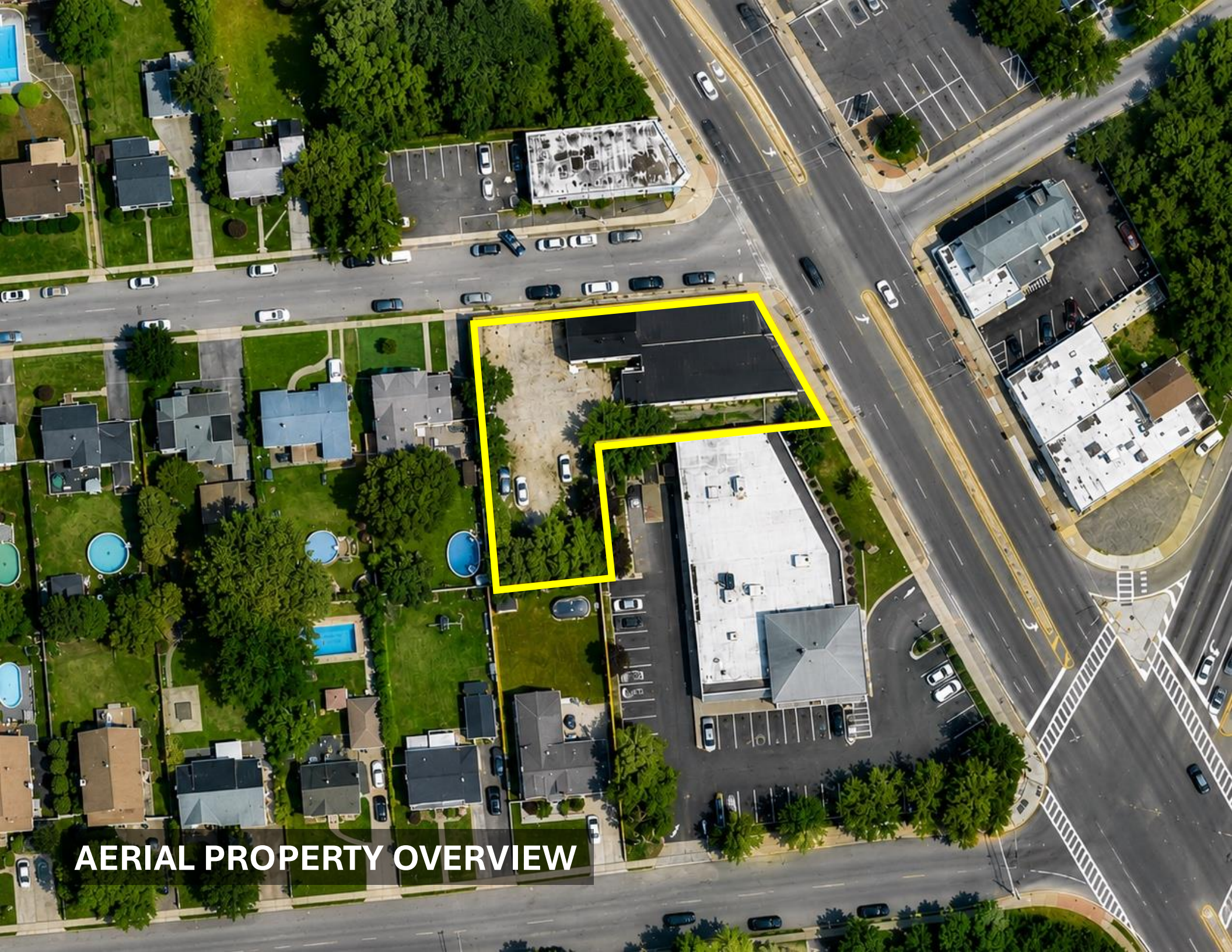


PROPERTY SUMMARY

711-715 N Wellwood Ave, Lindenhurst

Total Building Size:	$\pm 4,600$ SF
Lot Size:	± 0.37 AC
Drive Ins:	2
Zoning:	E
Town:	Babylon
Taxes:	$\pm \$26,000$
Sale Price:	\$1,600,000

The property is positioned within an established mixed-use commercial corridor surrounded by national retailers, local businesses, residential neighborhoods, and community amenities, creating a consistent customer base and long-term demand for commercial space.



AERIAL PROPERTY OVERVIEW



FENCED OUTDOOR YARD



FLEXIBLE BUILDOUT INTERIOR



FLEXIBLE BUILDOUT INTERIOR



DRIVE- IN DOORS



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