

A Standalone Opportunity



***Crossway
Boulevard***

PATCHOGUE, NEW YORK

8,000 SF

Freestanding Building for Sale

CBRE

Property Highlights



8,000 SF



1.87 AC



L-1 Zoning



34 Parking Spaces



Operating Daycare
Facility



Accessibility to
Sunrise Hwy &
Long Island Expy



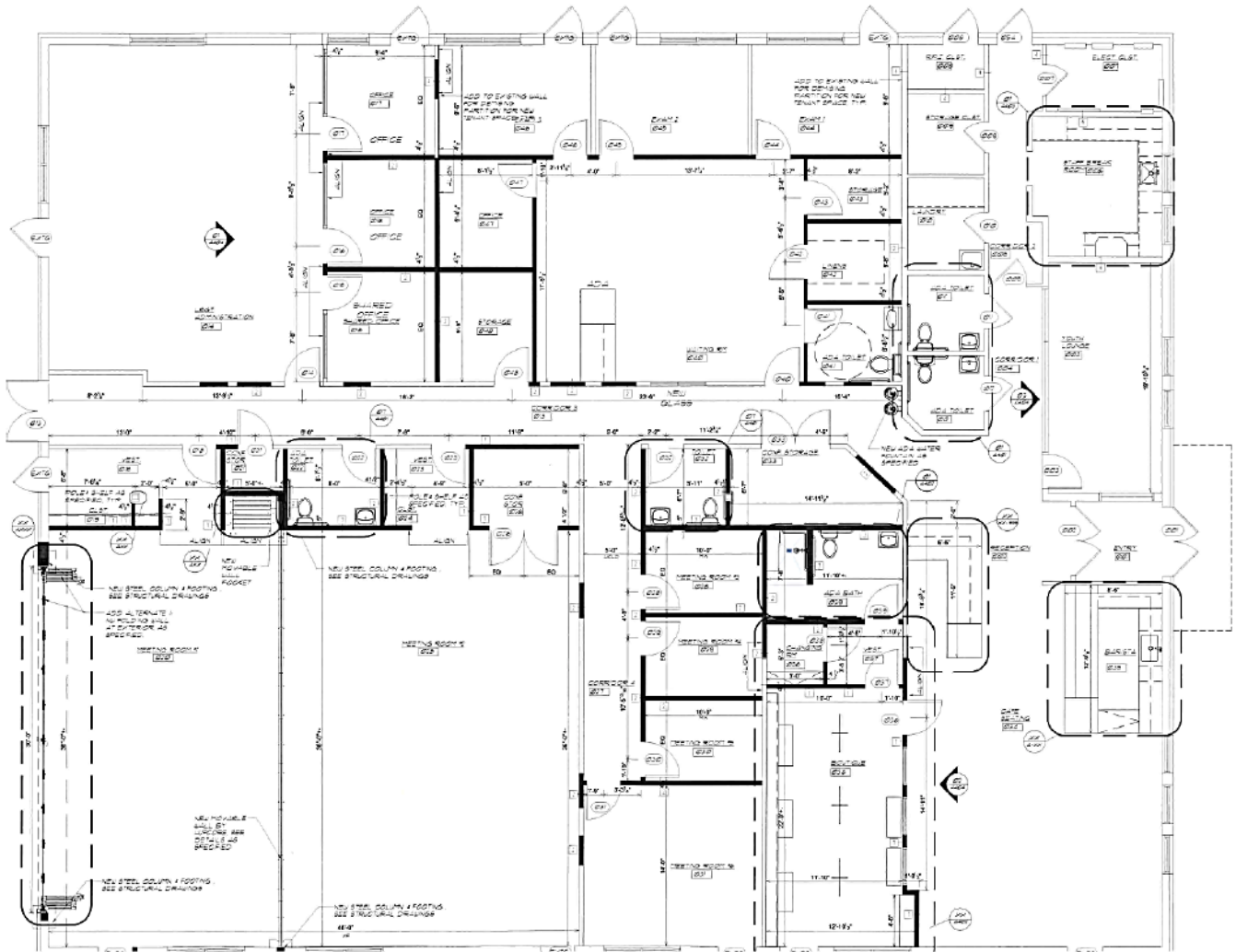
NNN Investment
Opportunity



Connected to
Sewer



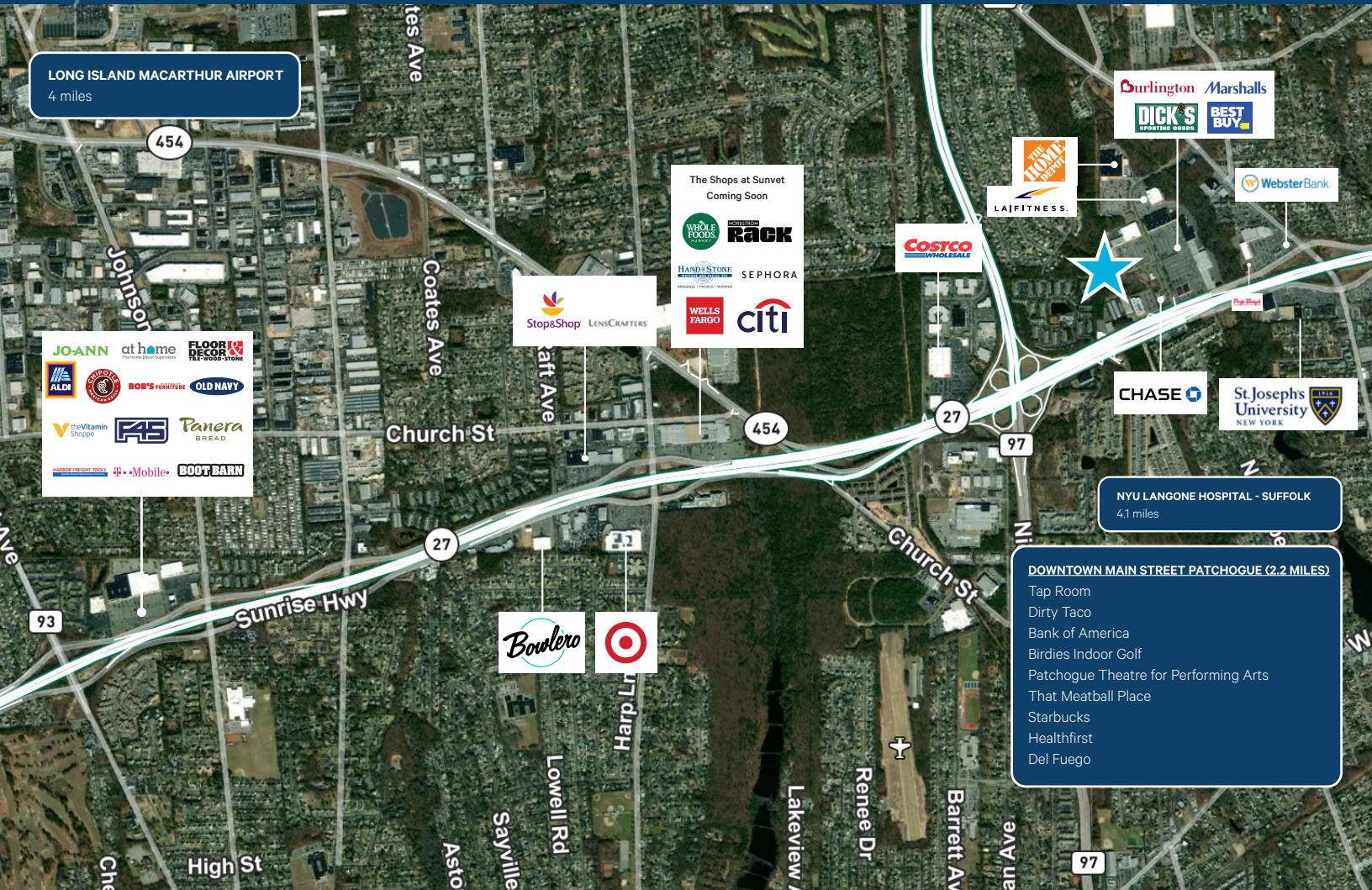
Floor Plan

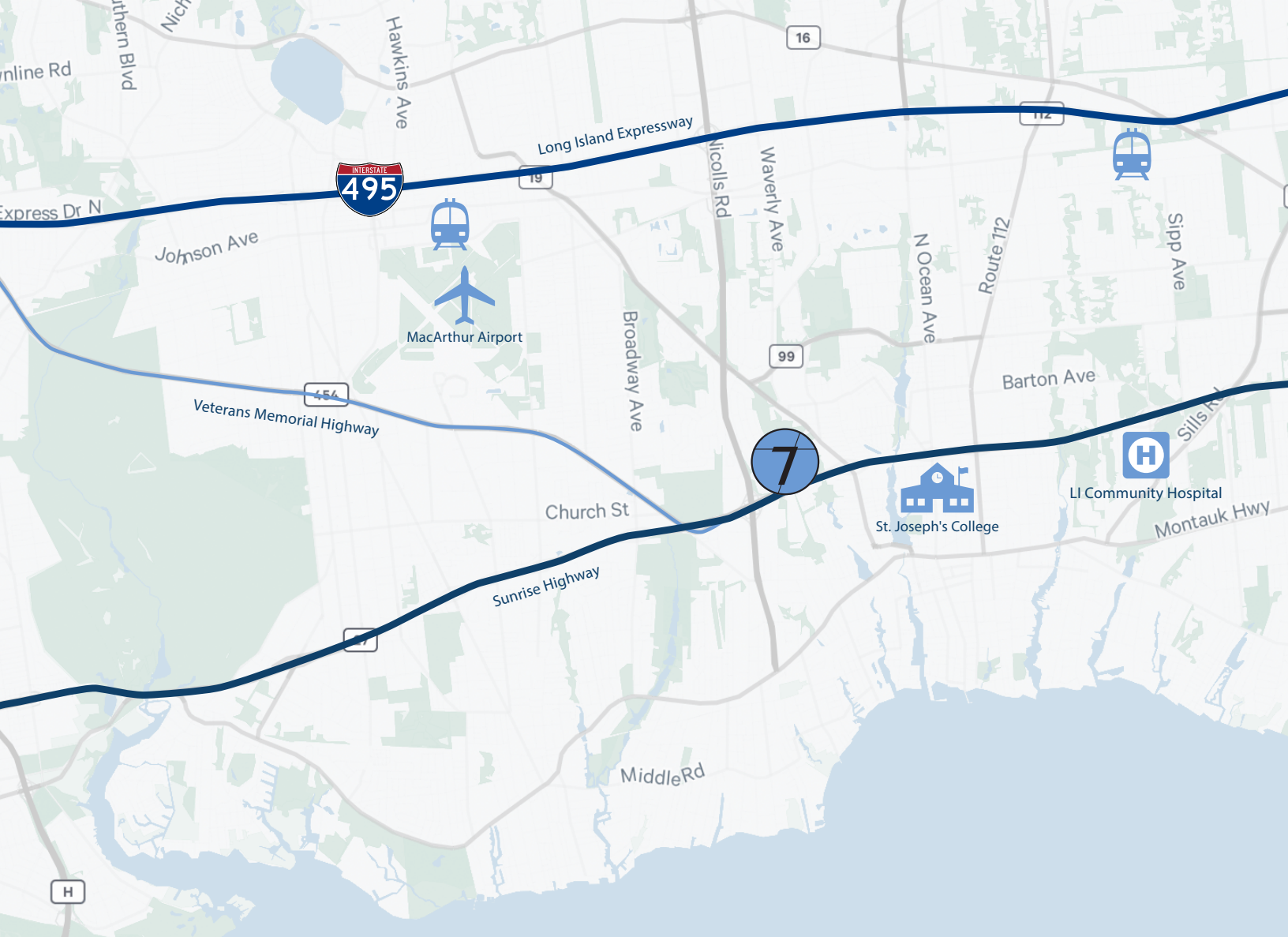


Site Plan



Prime Patchogue Location





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Crossway Boulevard

CBRE

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