

215 Atlantic Ave, East Moriches, NY 11940

Sold Price: \$3,700,000



ML#: \*1320349

Commercial

LSC: CL

Sec/Area:	Type Sale: Prop+Bus	Zone: 25
Schools: 34	Property Type: Misc	
East Moriches	Sale or Rent: S	Units: 1
Taxes: \$66,000.00	Rent Per Sqft:	
Village Tax:	Appx Interior Sqft:	
Total Taxes: \$66,000.00	Office %:	
Dis: 200	Sec: 91700	Vacancy %: 0
Block: 300	Lot: 2001	Lot Size: 0X0
Building Size:	Lot Sqft: 392040	Zoning: J-2
Waterfront: Y, Bay	Waterview: Y	

Cross Street: Eastview

Walk Score®: 7

Directions: Use Google Maps

Remarks: Rare Asset. Confidential Sale

Property Description: Existing 132 Slip Marina Plus Workshop, Restaurant, Gas Dock, And 8 Acres Of Everything Marine!

Personal Property Exclusions:

<u>Business Info</u>	<u>Annual Income</u>	<u>Expenses</u>	<u>Building Info</u>
Bus. Type: Marine DBA: Business Age: Lease Years: Inventory: Lsehold Improve: Fixtures and Equip: Seats: Parking Spaces:	Total Income: Total Expense: Net Income:	Rent: Fuel: Electric: \$0 Main/Repairs: Insurance: \$0 Payroll: Misc: Gross Profit %:	Ceiling Height: Construction: Frame Amps: 400 Floor Load: Parking Spaces: 150 Loading Dock: A/C: Cac Appx Yr Built: 1930 Stories: 1 Sprinklers: Corner Prop: Y

Assum Mortgage 1:	Assum Mortgage 2:	Proposed Mortgage:
1st Assum:	2nd Assum:	Proposed Mortgage %:
Monthly Payment:	Monthly Payment:	Monthly Payment:
Maturity Date:	Maturity Date:	Maturity Date:
Bank/Private:	Bank/Private:	Bank/Private:

Short Sale: N	REO: N	Supersedes ML#:
List Date: 6/30/2018	% Difference: 7.5	Original LP: \$4,000,000
Exp Date: 9/30/2018	Mortgage Type: Owner Fin	Prior LP:
Contract Date: 6/30/2018	Final Mort: \$1,000,000	List Price: \$4,000,000
Prop Title Dte:	Days on Market: 0	Cont Price: \$3,700,000
Title Dte: 6/30/2018	Brkr/Agt Owned: N	Sold Price: \$3,700,000
		Cash Down:

Offers of compensation are for MLSLI Participants only.

List Broker: One Realty Services Inc ( SUFF01)	631-244-7000	Owner: Windswept Holdin
List Agent: Curtis, Patrick	516-459-4438	Purchaser: Hampton Dune Holding
Sell Broker: One Realty Services Inc ( SUFF 01)	631-244-7000	Moved From: N/A
Sell Agent: Curtis, Patrick		



