



# One Realty Services, Inc.

700 Lakeland Ave., Bohemia, NY 11716

Phone: (631) 244-7000 Fax: (631) 244-7003

Canal Rd., Mt Sinai - Coram, NY

**Rare Opportunity over 5 Acres On Sewers For Sale**



**.Price: \$2,900,000**

- .Two separate properties with over 750ft of frontage on Canal Rd.**
- .Existing 4,000 Sq Ft., Barn and a single family home.**
- . Each lot can be sold separately. 2.8 Acres + 2.5 Acres**
- .Can also offer the South site without the home on 2 acres**
- . upscale neighborhood**
- .Close to Hospitals, Port Jefferson, Golf Courses, Major Retail on 347.**
- .High visibility with excellent road front signage.**
- .Can be Zoned for Medical Offices & Professional Offices or Multi Family,**

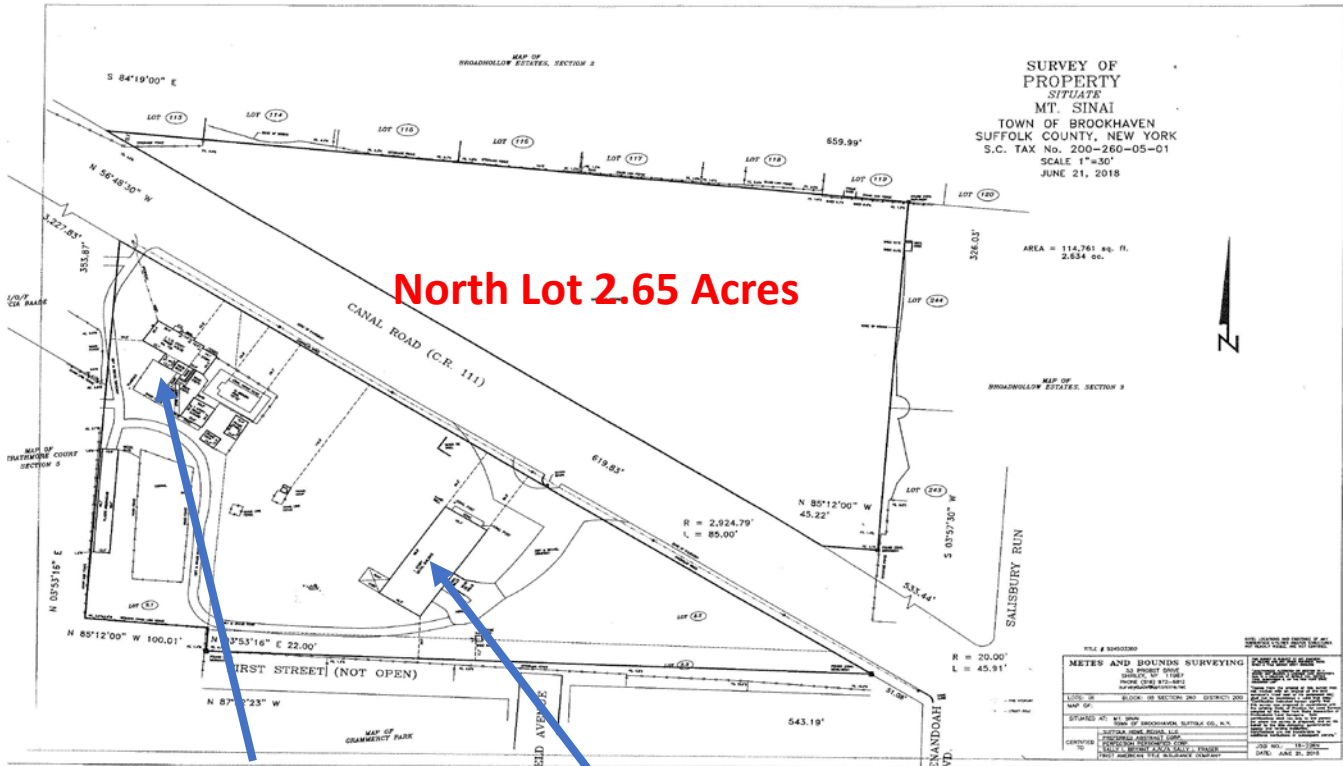
**For more information please call: Patrick A. Curtis @ (631) 244-7000**



# Canal Rd., Mt Sinai - Coram, NY

## Rare Opportunity over 5.4 Acres On Sewers

### For Sale



Single Family Home

4,000 sq ft Barn

Survey & Site Plan details

**N. Lot is Mt. Sinai, S. Lot is Coram**

**Town of Brookhaven, NY**

- .North Lot is 114,761 sq ft.
- .Wooded lot No structures whatsoever on North Lot.
- . Each lot can be sold separately. 2.65 Acres + 2.75 Acres
- .upscale Mt. Sinai Neighborhood
- .South Lot is 119,951 sq ft.
- .Improved with a single family home and a 4,000 sq ft barn.
- . Lot is mostly cleared and ready for redevelopment
- .Sewer access manhole is 100ft West of the North lot boundary

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