



**MERIDIAN**  
INVESTMENT SALES



# 1661 Route 112

FOR SALE | VACANT EDUCATIONAL FACILITY | PORT JEFFERSON STATION, NY



REDUCED PRICE  
**\$3,990,000**

ADDRESS	1661 Route 112 Port Jefferson Station, NY 11776
SECTION-BLOCK-LOT	283-4-16.1
LOT AREA	195,027 SF (4.48 ACRES)
BUILDING DIMENSIONS	126' x 100'
STORIES	1 Story
BUILDING SQ. FT.	12,500 SF
PARKING SPACES	57
# OF CLASSROOMS	14
YEAR RE-BUILT	2013
ZONING	J Business 4 - <a href="#">Zoning Code</a>
LAND USE	615: Other Educational Facilities
RE TAXES (2025)	\$67,446.24

Contact Exclusive Agents for Additional Information:

Thomas A. Donovan

PRESIDENT  
QUEENS INVESTMENT SALES  
646.502.3481  
tdonovan@meridiancapital.com

Tommy Lin

VICE PRESIDENT  
INVESTMENT SALES  
646.502.3484  
tlin@meridiancapital.com

Eugene Kim

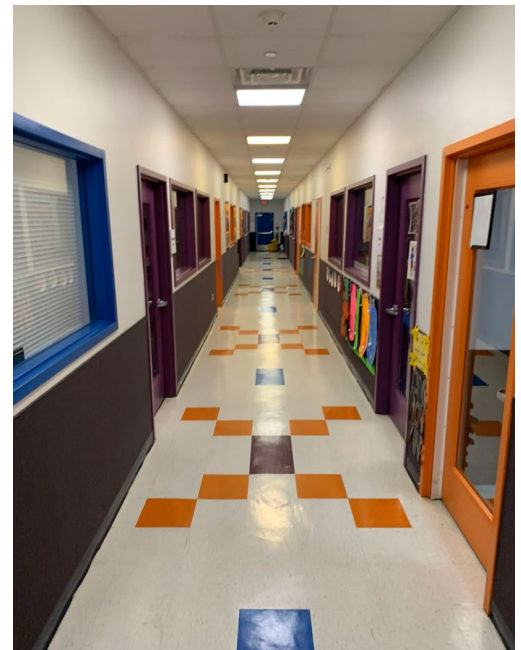
VICE PRESIDENT  
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646.502.3483  
ekim@meridiancapital.com

## PROPERTY HIGHLIGHTS

- **Newly constructed in 2013 with central air and heating with onsite parking for 57 cars.**
- **Fully built out educational facility with 14 classrooms with private bathrooms, offices, a kitchen, two expansive playgrounds.**
- **Total of approx. 195,000 SF of land (4.48 Acres).**
- **J Business 4 zoning district, allowing for uses that include art gallery, bank, day-care, exhibit hall, lodge, museum, office, places of worship, mortuary and veterinary hospital.**
- **Average annual daily traffic count of approx. 24,200 vehicles.**
- **Just steps to the SCT 55 Line Bus.**
- **2.9 miles south of the Port Jefferson LIRR Station.**

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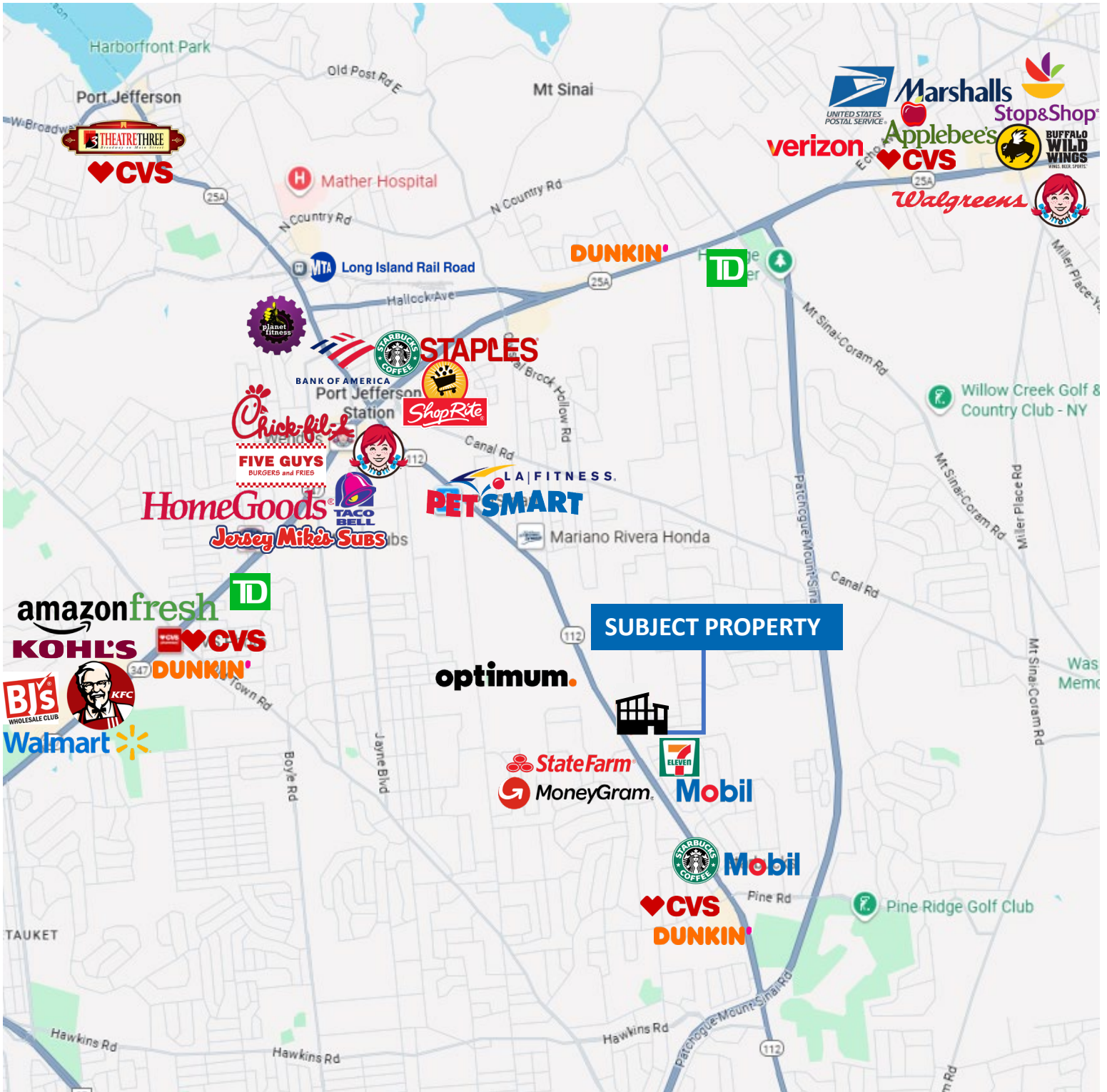
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