

# \$1,350,000 - 254 Route 109th, West Babylon

MLS® #489257

**\$1,350,000**

0 Bedroom, 0.00 Bathroom, 14,000 sqft

Commercial

N/A, West Babylon, New York

Calling All Investors, Developers & End-Users!!! Prime location on Route 109. Gas Station, Convenient Store & Auto Shop for sale. This is a great investment property with the Gas Station & Convenience store on a long term lease paying \$5000/month, 20 years lease 3% increase every year. The Auto body Shop is \$3000/month on a month to month lease and can be delivered vacant. Property Is The Property has 160ft Of Frontage On Busy Route 109.



## Essential Information

MLS® #	489257
Price	\$1,350,000
Bathrooms	0.00
Square Footage	14,000
Type	Commercial
Sub-Type	Commercial
Status	Active

## Community Information

Address	254 Route 109th
Area	Other
Subdivision	N/A
City	West Babylon
State	New York
Zip Code	11704

## Amenities

Utilities	Other
-----------	-------

**Interior**

Interior	Other
Interior Features	Other
Heating	Other
Basement	Other

**Exterior**

Exterior	Stone
Exterior Features	Other
Roof	Flat
Construction	Brick
Foundation	Block

**Additional Information**

Date Listed	February 14th, 2025
Days on Market	202
Zoning	x
Tax	\$23,726

Listing courtesy of Ashford Homes LLC

© 2025 Brooklyn New York MLS. All rights reserved. IDX information is provided exclusively for consumers' personal, non-commercial use and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing. Information is deemed reliable but is not guaranteed accurate by the MLS or [INSERT BROKER NAME].Data last updated: October 11th, 2025 at 11:15pm EDT