304 HAWKINS AVENUE – RONKONKOMA, NY 11779

ASKING PRICE: \$1,650,000

ADDRESS: 304 HAWKINS AVENUE

CITY, STATE: RONKONKOMA, NY 11779

SIZE: 4,500 SF BUILDING

ON A .46 ACRE LOT

SEC. BLOCK & LOT: 724, 49.3 & 3

ZONING: J2 & MIXED-USE RESIDENTIAL

FRONTAGE: +/- 105' **BUILDING HEIGHT:** 2 STORY

F.A.R.: .22

PROPERTY HIGHLIGHTS:

- •4,500 SF, 2 story Mixed use building is located less than 1 mile from the Long Island Expressway and approximately 1.5 miles to the Ronkonkoma LIRR and Ronkonkoma Hub, Station Yards Development which is currently under construction.
- Exposed ductwork. Industrial, modern, chic vibe. A-frame wood beams across ceiling. This property is zoned J2 and residential with an attached 3 bedroom living space
- Four-Year old Roof with new gutters and exterior crown molding. Well maintained building with upgraded electrical system, oil & central air.



Contact Exclusive Brokers for More Information

Lic. Associate RE Broker brian@schuckmanrealtv.com

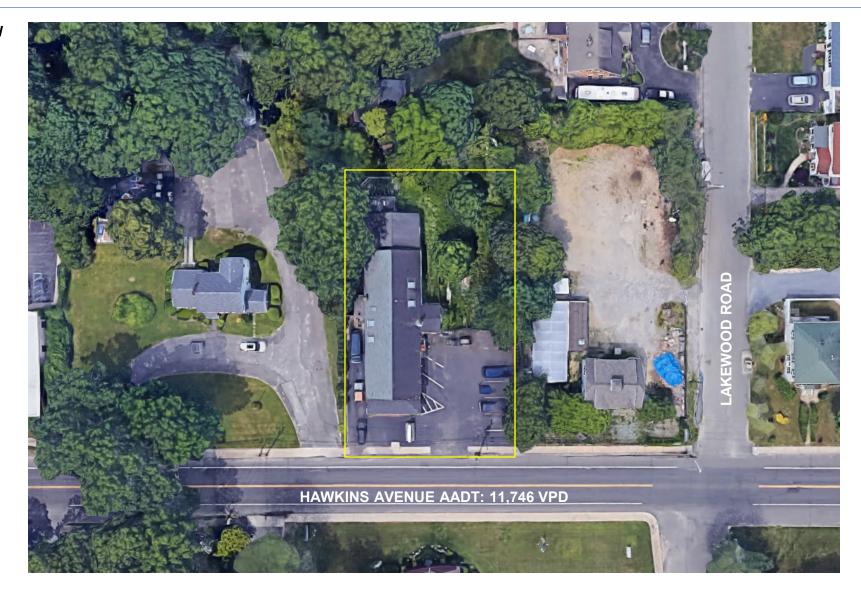
Kenneth Schuckman

Lic. RE Broker ken@schuckmanrealty.com

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AERIAL VIEW





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LOCATION MAP





ROCKVILLE CENTRE, NY 11570 516-496-8888

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AREA MAP





516-496-8888

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