

# Retail Property With Building: For Sale

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



120 NORTH VILLAGE AVENUE  
ROCKVILLE CENTRE, NY 11570  
**516-496-8888**

**Brian Boker**  
Lic. Associate RE Broker  
brian@schuckmanrealty.com

**Kenneth Schuckman**  
Lic. RE Broker  
ken@schuckmanrealty.com



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AERIAL VIEW



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## LOCATION MAP



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## AREA MAP



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