

OFFERING MEMORANDUM

62 Campbell Street | Patchogue, New York 11772 | ZONED E-INDUSTRIAL

BUSINESS + PROPERTY FOR SALE



Commercial



ellimancommercial.com

EXECUTIVE SUMMARY

62 Campbell Street | Patchogue, New York 11772

Building Size:	3,769 SF	Lot Size:	One (1) Acre
Trailer Size:	674 SF	Annual Income:	\$1,420,311.09
Inventory Value:	+/- \$600,000.00	Zoning:	E-Industrial
Annual Taxes:	\$8,782.00	Sale Price:	\$2,300,000.00

TURNKEY BUSINESS AND PROPERTY FOR SALE ON ONE ACRE

Property Overview

This is a rare opportunity in Patchogue, New York to acquire a fully operational and profitable business together with its underlying real estate. Ed Cork & Sons has been in continuous operation since 1981 and is a well-established and respected drainage construction and site services company. The business provides full construction and maintenance services including stormwater drainage systems, septic systems, water and sewer mains, test pits, land clearing and excavation, concrete work, and spillway fabrication and installation. With over four decades of operating history, the company has developed a strong reputation and consistent revenue stream, generating approximately \$1.4 million annually.

The offering includes two lots totaling approximately One (1) Acre, located on Campbell Street on the South Shore, in close proximity to local marinas and the Great South Bay. The property includes a standalone 3,796 square foot building along with an additional 674 square foot trailer, providing functional space to support ongoing operations. The location, existing infrastructure, and longstanding business presence make this an ideal opportunity for an owner-operator or strategic buyer seeking to acquire both a cash-flowing business and real estate in a strong South Shore market. Full financial details on request.

Property Highlights

- Established company with over 40 years of operating history, founded in 1981 and well known in the regional construction market
- Diverse service offerings including stormwater drainage, septic systems, water and sewer mains, excavation, concrete work, and spillway fabrication
- Strong financial performance with approximately \$1.4 million in annual revenue
- Two parcels totaling approximately 1 Acre with a 3,796 SF standalone building plus an additional 674 SF trailer

Exclusively represented by:

Michael G. Murphy

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Natalie Affenita

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AERIAL VIEW OF PROPERTY

62 Campbell Street | Patchogue, New York 11772 | One Acre For Sale



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AERIAL PHOTOS

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EXTERIOR PHOTOS

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INTERIOR PHOTOS

62 Campbell Street | Patchogue, New York 11772



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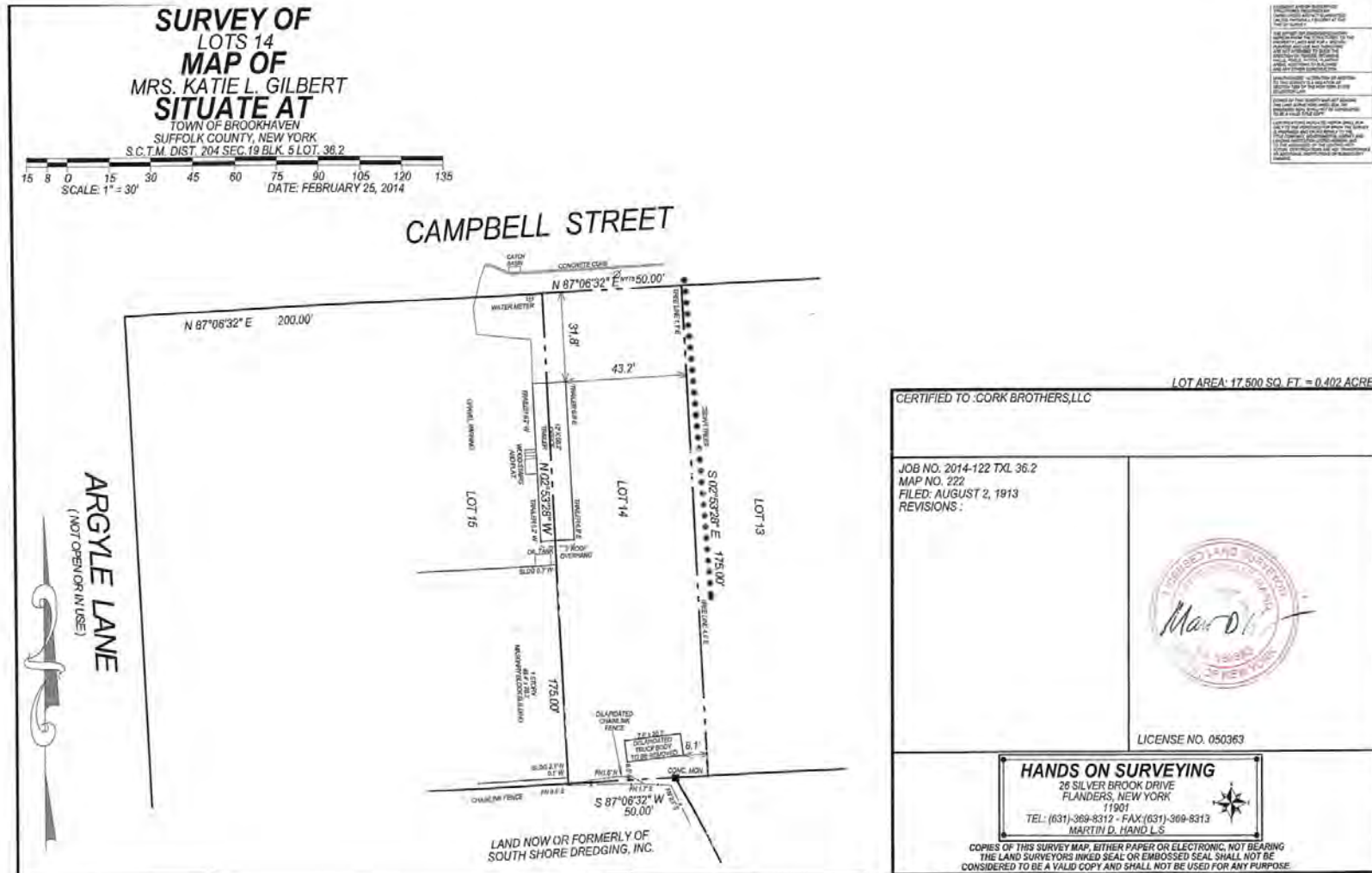
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PROPERTY SURVEY

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INVENTORY LIST

62 Campbell Street | Patchogue, New York 11772

ED CORK AND SONS - 62 CAMPBELL STREET, PATCHOGUE NY 11772	
INVENTORY LIST	
EQUIPMENT	
ITEM	VALUE (\$)
1995 KOMATSU WA 320 LOADER 13,000 HRS	\$10,000.00
2005 CASE CX225 EXCAVATOR	\$45,000.00
2011 HITACHI ZAXIS 160 EXCAVATOR	\$65,000.00
2015 KOBELCO 140 EXCAVATOR	\$95,000.00
1972 LINKBELT 48A TRUCK CRANE	\$25,000.00
2010 CAT 430E BACKHOE 2400 HRS	\$55,000.00
2008 TAKEUCHI TB 138 MINI EXCAVATOR 2625 HRS	\$20,000.00
2011 KUBOTA SVL 75 SKID STEER LOADER 2380 HRS	\$30,000.00
TOTAL VALUE OF EQUIPMENT	\$345,000.00
SMALL EQUIPMENT/TOOLS	
VALUE (\$)	
MISC. TOOLS AND SMALL ITEMS	\$10,000.00
TOTAL SMALL EQUIPMENT/TOOLS	\$10,000.00
TRUCKS	
2004 CHEVROLET DUALY RACK TRUCK	\$10,000.00
2005 FORD F250 UTILITY BODY PICK UP	\$10,000.00
2015 DODGE DUALY MASON DUMP TRUCK	\$28,000.00
2007 MACK TRI-AXLE DUMP TRUCK	\$55,000.00
1985 MACK 10 WHEEL DUMP TRUCK	\$30,000.00
1999 MACK TRACTOR	\$30,000.00
2006 GMC 6 WHEEL DUMP TRUCK	\$10,000.00
TOTAL VALUE OF TRUCKS	\$173,000.00
TRAILERS:	
2005 TRAILKING 50 TON LOW BED	\$35,000.00
2003 INTERSTATE 20 TON TAG	\$14,000.00
2003 TRAILBOSS 24 TON TAG	\$15,000.00
2018 HEAVY HAULER 6.5 TON	\$5,000.00
TOTAL VALUE OF TRAILERS	\$69,000.00
TOTAL VALUE OF ALL INVENTORY	\$597,000.00

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Commercial real estate involves more than just property listings. To get the most effective results, you need to partner with a company that has a full complement of services and an in-depth team of professionals to help with all your needs. Douglas Elliman's team of commercial real estate experts is committed to unrivaled performance standards when working with tenants, investors, purchasers and owners. We represent all major property types including office, industrial, retail, apartment and land. We treat each assignment with commitment and focus, from a single transaction in a local market to national and multi-market assignments. We help negotiate contracts, coordinate construction and provide both property management as well as ongoing advisory service to satisfy your changing real estate needs. Our breadth of market knowledge, unprecedented network and use of innovative technology extend to all types of property transactions. For information on our services please contact us today.