

# OFFERING MEMORANDUM

Waterfront Restaurant + Marina For Sale | 116 Division St Patchogue, NY 11772

**FOR SALE**



Commercial





# EXECUTIVE SUMMARY

## Waterfront Restaurant + Marina For Sale | 116 Division St Patchogue, NY 11772

<b>Restaurant Size:</b>	5,000 SF	<b>Lot Size:</b>	2.07 acres
<b># of Seats:</b>	160-180	<b>Parking:</b>	Ample
<b># of Boat Slips:</b>	50	<b>Zoning:</b>	Business + Industrial
<b>Annual Taxes:</b>	+/- \$60,000.00	<b>Sale Price:</b>	On Request

FOR SALE PRICE, FULL FINANCIALS AND/OR TPO ARRANGE A PRIVATE TOUR, PLEASE CONTACT MICHAEL MURPHY

### Property Overview

Unique catering experience set on beautiful waters of the Patchogue River; This 5000 SF Restaurant and Marina property features one of Long Island's most spectacular waterfront views. Newly renovated bar and lounge, state of the art kitchen. This 5000 +/- SF Restaurant consists of two-levels with 80+ seats outdoors, two bars with live music, four separate catering rooms.

Heart of Patchogue Village

25 + Years in Business

Business Revenue in 2023 +/- \$3.5 Million

50 Boat Slips Generates \$90-100,000K per annum

143 River Ave. 3 Family House Generates \$50K per annum

Prime Redevelopment Opportunity at the Top of the River

Adjacent to Proposed Hotel Site

Owner will do Sale/Lease Back for 2 Years

Exclusively represented by:

**Michael G. Murphy**

President | Commercial Division

631.858.2460 Email: michael.murphy@elliman.com



# ADDITIONAL PHOTOS

Waterfront Restaurant + Marina For Sale | 116 Division St Patchogue, NY 11772



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# AERIAL VIEW OF PROPERTY

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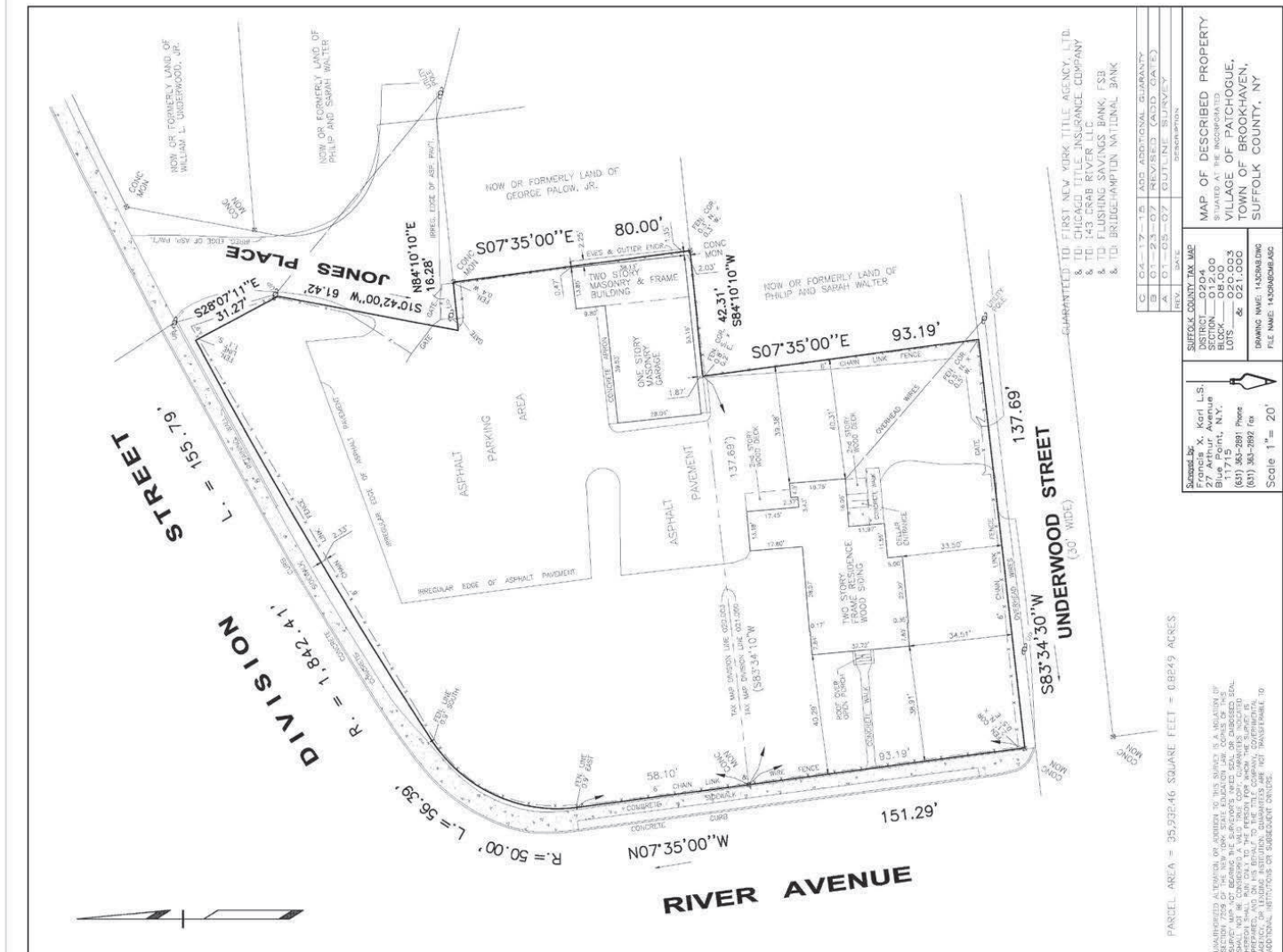
President | Commercial Division

631.858.2460 Email: michael.murphy@elliman.com



# PROPERTY SURVEY

## Waterfront Restaurant + Marina For Sale | 143 River Avenue



Exclusively represented by:

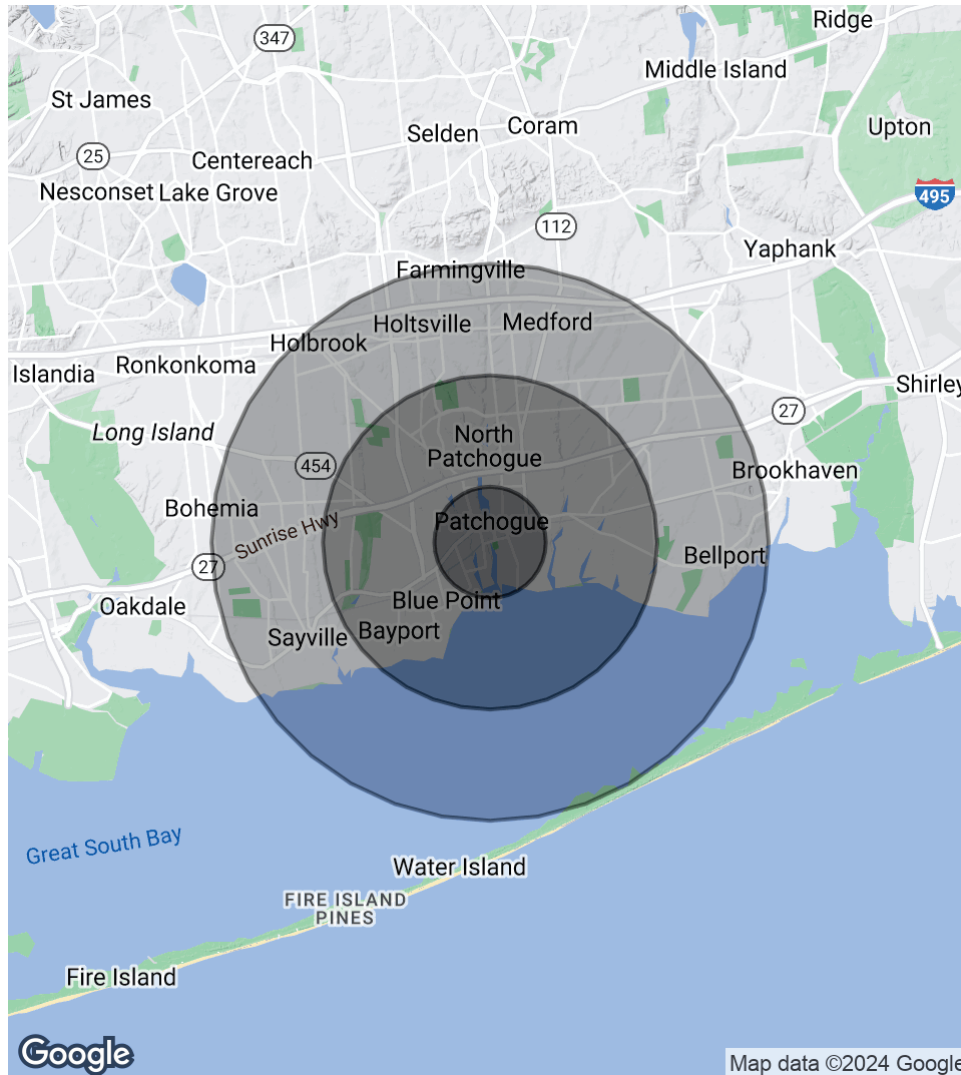
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# DEMOGRAPHICS MAP & REPORT

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## 1 Mile Radius

**Population**  
13,570  
**Households**  
6,264  
**Average HH Income**  
\$111,487

## 3 Miles Radius

**Population**  
66,369  
**Households**  
26,011  
**Average HH Income**  
\$113,225

## 5 Miles Radius

**Population**  
146,068  
**Households**  
54,976  
**Average HH Income**  
\$115,460

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## We Are Commercial Real Estate

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