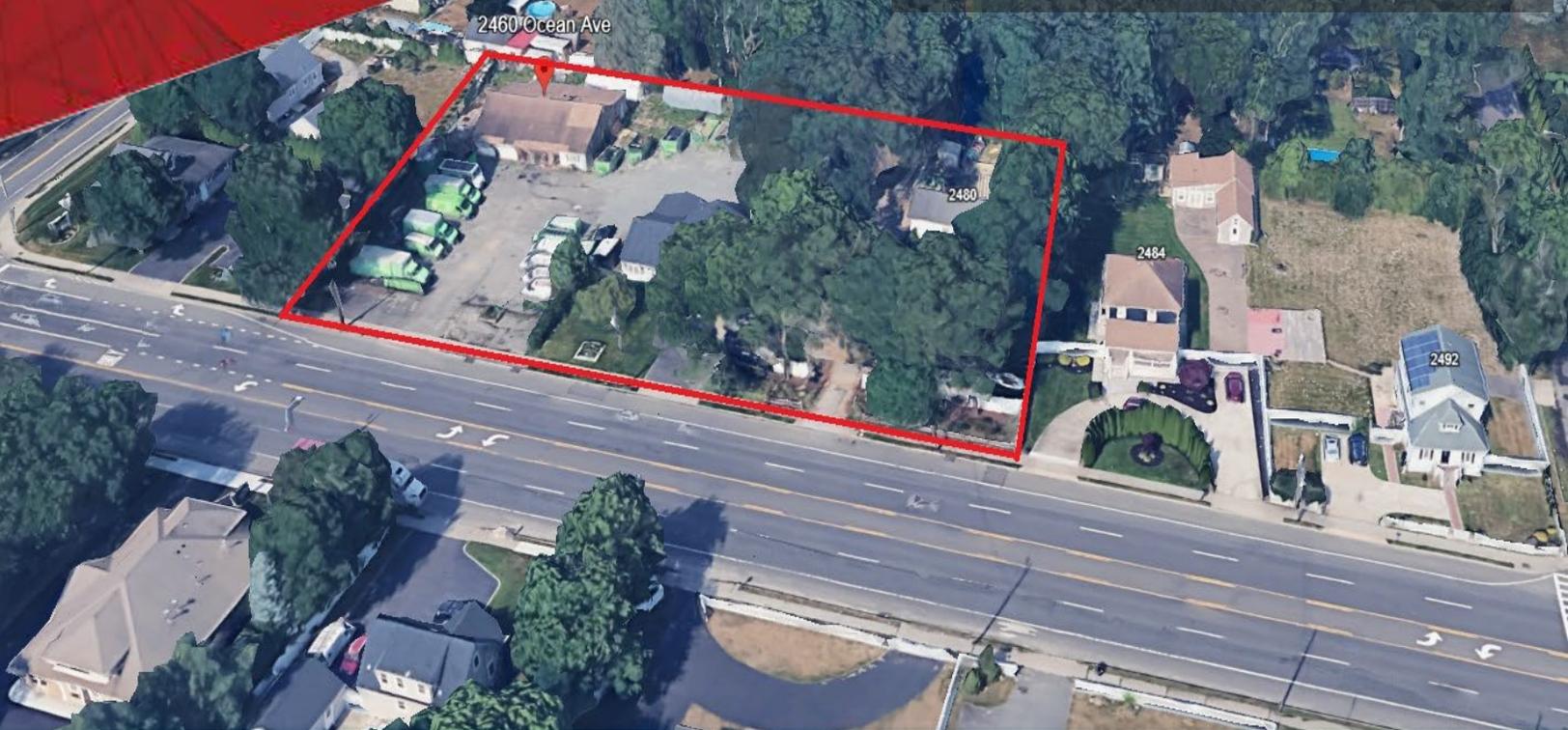


2460 / 2468 / 2480 Ocean Ave  
Ronkonkoma NY – For Sale



**1.40 Acres Oversized Plot – For Sale**

**Building Details**

- Building Size – 7,800 SF
- 1.40 Acres
- RE Taxes - \$42,254
- Possible Redevelopment
- BUS 1 Zoning / Mixed Use
- Bldg 1 - 3,000 SF Shop on .47 Acre
- Bldg 2 - 2,800 SF Office on .47 Acre
- Bldg 3 - Rental Homes (2) on .46 Acre
- Two (2) 1,000 SF Residential Homes (1 Bedroom / Kitchen)
- Total Rental Home Income (\$4,200/Month)

**Contact Exclusive Brokers:**

**Carmine LiBretti**  
LICENSED REAL ESTATE SALESPERSON  
Cell: 631.879.1814  
Office: 631.694.3500 Ext 319  
[carmine@industryone.com](mailto:carmine@industryone.com)



**Rich Pidgeon**  
LICENSED REAL ESTATE SALESPERSON  
Cell: 516.410.0815  
Office: 631.694.3500 Ext 307  
[rich@industryone.com](mailto:rich@industryone.com)



**Sale Price – \$2,599,000**



## 2460 Ocean Ave – Shop / Yard



Specialists in  
Office, Industrial, Retail &  
Investment Real Estate Since 1985

*All information is from sources deemed reliable, and is submitted subject to errors, omissions, change of price, rental, prior sale and withdrawal without notice.*

631-694-3500  
[www.industryone.com](http://www.industryone.com)



## 2468 Ocean Ave – Office / Reception



**Specialists in  
Office, Industrial, Retail &  
Investment Real Estate Since 1985**

All information is from sources deemed reliable, and is submitted subject to errors, omissions, change of price, rental, prior sale and withdrawal without notice.

**631-694-3500**  
**www.industryone.com**



## 2480 Ocean Ave – Mixed Use



**Specialists in  
Office, Industrial, Retail &  
Investment Real Estate Since 1985**  
*All information is from sources deemed reliable, and is submitted subject to  
errors, omissions, change of price, rental, prior sale and withdrawal without notice.*

631-694-3500  
www.industryone.com



## Fenced Lot / Frontage

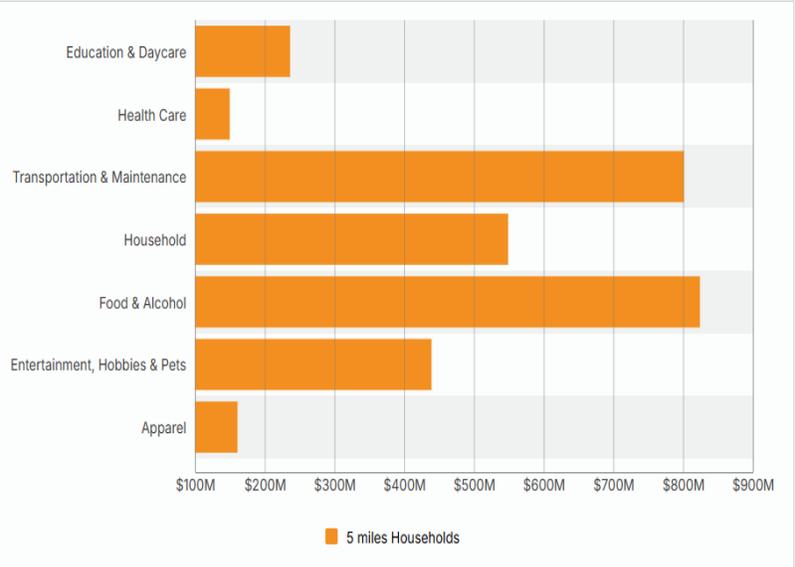


Specialists in  
Office, Industrial, Retail &  
Investment Real Estate Since 1985  
*All information is from sources deemed reliable, and is submitted subject to errors, omissions, change of price, rental, prior sale and withdrawal without notice.*

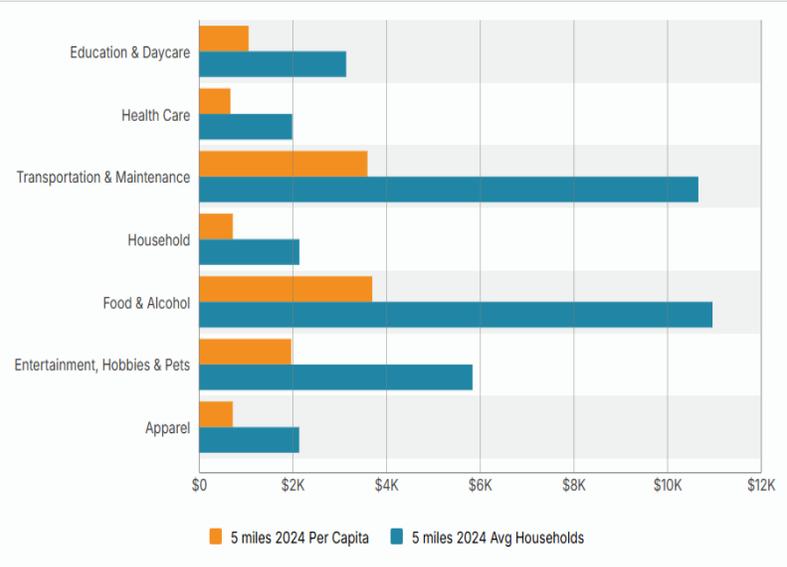
631-694-3500  
www.industryone.com

# Ocean Ave Ronkonkoma NY 11779

Consumer Spending



Per Capita & Avg Household Spending



## Demographics – Travel Count

Traffic

Collection Street	Cross Street	Traffic Volume
Ocean Ave	Easton St S	29,689
Ocean Avenue	Easton St S	27,496
Easton Street	Ocean Ave E	25,495
Ocean Avenue	Easton St N	26,713
Ocean Ave	Erie St S	29,790
Lakeland Street	Locust Ave E	4,438
Johnson Ave	Pamlico Ave W	1,962
Express Dr	Ocean Ave W	7,074
I495 Exit 59 from I-495 EB Ex59 (OFF) to RT906A LIE-SR EB-CR ...	Ocean Ave E	6,298
Pond Road	Easton St S	4,448

**Specialists in  
Office, Industrial, Retail &  
Investment Real Estate Since 1985**

All information is from sources deemed reliable, and is submitted subject to errors, omissions, change of price, rental, prior sale and withdrawal without notice.