

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



**3 Lots Totaling 1.4 Acres  
Sold Together Or Separate**

**Building Details**

- **1.40 Acres (3 Tax Maps)**
- **RE Taxes - \$42,254**
- **BUS 1 Zoning / Mixed Use**
- **Bldg 1 - 3,000 SF Shop on .47 Acre  
\$1,200,000**
- **Bldg 2 - 2,800 SF Office on .47 Acre  
\$950,000**
- **Bldg 3 - Rental Homes (2) on .46 Acre  
\$600,000**
- **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**

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**Total Sale Price – \$2,599,000**

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



## 2460 Ocean Ave – Shop / Yard - \$1,200,000



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**2468 Ocean Ave – Office / Reception - \$950,000**



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**2480 Ocean Ave – Mixed Use - \$600,000**



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## Fenced Lot / Frontage

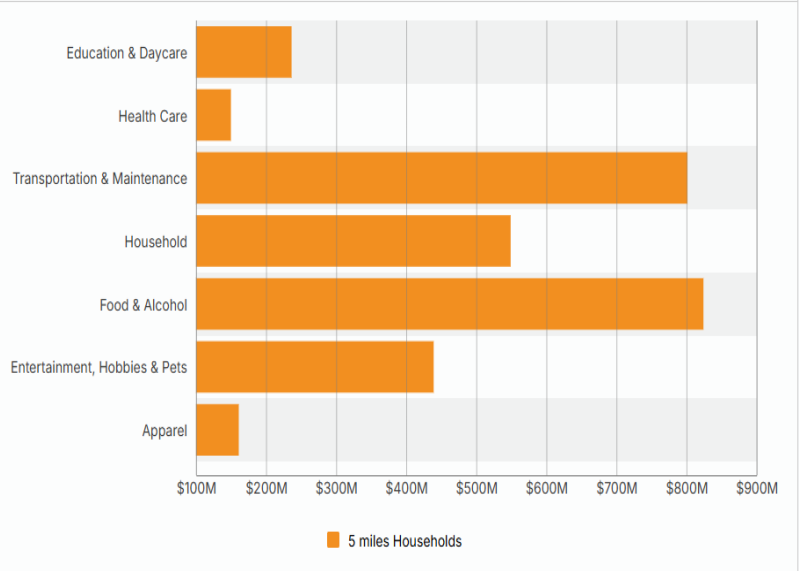


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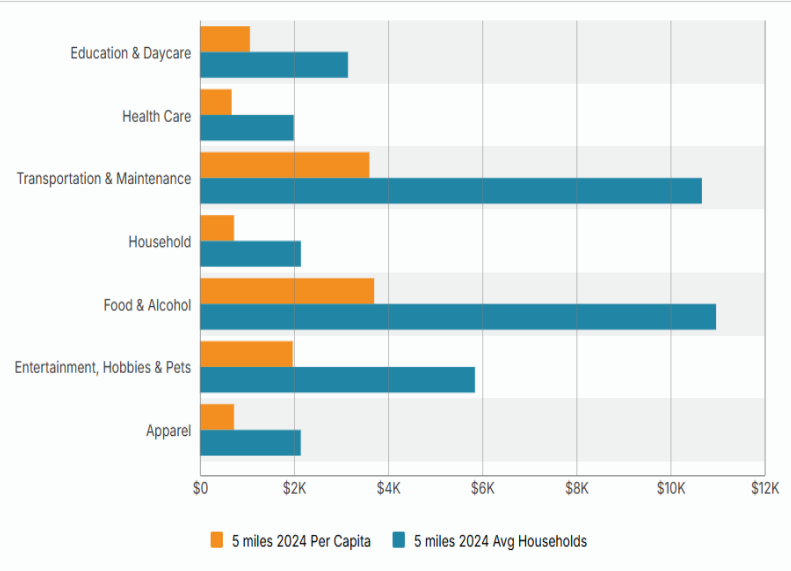
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# Ocean Ave Ronkonkoma NY 11779

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

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