

1612 Main Road, Jamesport, New York 11901, Suffolk County

Listing

MLS#: **993252**
Status: **Active**

Prop Type: **Commercial Sale**
Sub Type: **Mixed Use**

Price: **\$1,199,000**
DOM/CDOM: **0 / 0**



City/Township: **Riverhead**
Post Offc/Town: **Jamesport**
Sub/Devel:
Yr Built: **1910**
Property Cond: **Fixer**
Building Name: **Junda's Pastry Shop**
Waterfront: **No**
Business Type: **Mixed**

County: **Suffolk County**
Stories in Unit: **3**
Stories in Bldg: **3**
Building Area Total Sqft: **2,595 Appraiser**
Acre(s): **0.40**
Lot Size SqFt: **17,424**
Business Name:

Public Remarks

Welcome to a unique mixed-use opportunity set on approximately one acre in the highly desirable North Fork of Long Island, known for its scenic beauty, strong tourism, and vibrant culinary scene. This versatile property offers excellent income potential and is well suited for a variety of uses including a restaurant, boutique retail, or professional space, with flexibility for both immediate operation and future expansion. Existing permits and approved plans for the upper level provide a valuable opportunity to complete additional space for commercial or potential residential use, subject to local zoning. The property features a fully functioning pastry and commercial kitchen equipped with grease traps, a three-tank cesspool system, and ANSEL capability, along with stainless-steel prep tables, storage racks, freezers, commercial mixers, and an electric rack oven. The retail area is designed for customer flow and display, offering wood shelving for breads and pastries, refrigerated cases, and dry display units. The building is serviced by gas, upgraded electrical, and central air conditioning on the lower level, while the upper level is currently utilized for storage with future development potential. Ideally positioned to capture consistent foot traffic and growth in the North Fork, the property offers ample space for parking, outdoor seating, or further expansion, making it a compelling opportunity for investors and business owners alike.

Improvement Remarks

Interior Features

Appliances: **Convection Oven, Electric Oven, Electric Water Heater, Freezer, Refrigerator, Stainless Steel Appliance(s)**
Flooring: **Hardwood, Tile** Fireplace:
Basement: **Yes, Partial** Elevator: **No**
Accessibility Feat: **Accessible Doors, Accessible Stairway, Customized Wheelchair Accessible** Entry Level:
Building Features: **Bathrooms, Built-in-Features, High Speed Internet, Signage, Storage**
Ceiling Height: **8** Overhead Door Ht:

Exterior Features

Lot Feat: **Cleared, Front Yard, Hilly, Historic District, Landscaped, Upland**
Parking: **5/Assigned, Common, On Street, Parking Lot**
Construction: **Shingle Siding**
Foundation: **Block** Fencing: **None**
Location Desc: **Front, Ground Floor, Second Floor, Top Floor** Road Responsibility: Road Frontage:
View: Other Structures: Security Features: **Fire Alarm, Fire Sprinkler System, Security System, Smoke Detector(s)**
Pool: Sprinkler System: **No** # of Buildings: **1**

Systems & Utilities

Cooling: **Central Air** Sewer: **Cesspool**
Heating: **Natural Gas** Water: **Public**
Utilities: **Cable Available, Cable Connected, Electricity Available, Electricity Connected, Natural Gas Available, Natural Gas Connected** Water/Sewer Expense:

Property/Tax/Legal

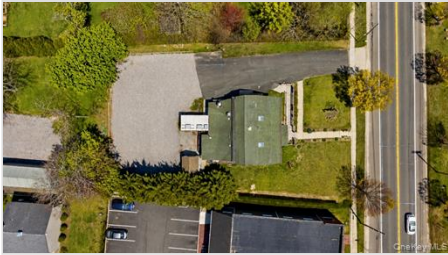
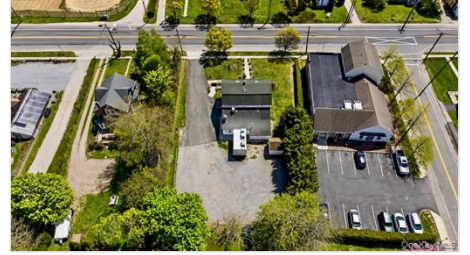
Tax ID#: **0600-068-00-02-00-028-003** Taxes Annual: **\$9,355.94** Tax Year: **2025**
Permitted Uses: **Business, Food Services, Mixed, Residential, Retail** Assessed Value: **\$45,200** Tax Source:
Building Class: Build To Suit: Investment Prop: **Yes**
Max Cont Sqft: Min Divisible Sqft: Zoning Code: **HC**
Property Attchd: **No** # of Lots:

Listing/Contract Info

Addl Fees: **No** Addl Fee Desc:

The information has been provided by the Seller and has not been verified by the Broker. Information is deemed reliable but not guaranteed.

Photos





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