

OFFERING MEMORANDUM | MULTI-FAMILY INVESTMENT

134 Ponquogue Ave | Hampton Bays, New York 11946

FOR SALE



Commercial



ellimancommercial.com

EXECUTIVE SUMMARY

134 Ponquogue Ave | Hampton Bays, New York 11946

Building Size:	2,782 SF	Lot Size:	32,027 SF
Number of Units:	3	Zoning:	R20
Annual Taxes:	\$8,364.00	Sale Price:	\$1,600,000.00

See pages 4- 5 for full rent roll and expenses

PRIME LEGAL MULTI-FAMILY INVESTMENT PROPERTY + DEVELOPMENT POTENTIAL

An exceptional opportunity to acquire a legal three-unit multi-family property ideally positioned in the vibrant core of Hampton Bays. This two-story residence spans 2,782 square feet across a generous 0.73-acre lot, offering a rare combination of space, stability, and upside. Featuring 5 bedrooms and 3 full bathrooms, the property is thoughtfully configured to support consistent rental income with extremely low operating expenses.

Each unit is tenant-occupied, providing immediate cash flow and long-term investment security. Tenants pay all utilities!

Located minutes from beaches, shopping, dining, and transportation, this property benefits from strong year-round demand and excellent accessibility. Whether you're expanding your portfolio or entering the East End market, this legal asset delivers on location, income, and potential.

In addition to its current configuration, the site presents a compelling opportunity for expansion. The positioning of the existing residence on the lot allows for the potential development of additional structures, creating the possibility to increase the total number of units and enhance the rent roll. This added flexibility further elevates the long-term value and appeal of the investment.

Exclusively represented by:

Michael G. Murphy

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Kristy B. Naddell

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COMPLETE HIGHLIGHTS

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Property Highlights

- **Legal Three-Unit Configuration:** Fully compliant multi-family setup ensures stability and long-term rental viability.
- **Prime Hampton Bays Location:** Centrally located near beaches, shopping, dining, and transit — ideal for year-round demand.
- **Strong Income & Low Expenses:** Tenant-occupied with minimal operating costs, delivering immediate cash flow. Tenants pay all utilities!
- **Spacious Lot & Layout:** 2,782 SF across a 0.73-acre parcel with 5 bedrooms and 3 baths — rare scale for the area.
- **Turnkey Investment Opportunity:** Solid rental history and strategic positioning make this a compelling portfolio addition.
- **Expansion Potential:** The positioning of the existing residence on the oversized lot offers a prime opportunity to add additional structures, increasing the total unit count and enhancing the long-term rent roll.

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RENT ROLL



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Suite	Market Rent	Annual Rent	Lease Start	Lease End
APARTMENT 1- 2BD-1BTH	\$3,500	\$42,000	05/19/2025	05/18/2026
APARTMENT 2-3BD/2BA	\$5,300	\$63,600	12/01/2023	08/01/2025
APARTMENT 3 1BD-1BTH	\$2,550	\$30,600	Month to	Month
Totals	\$11,350	\$136,200		

Tenants pay all utilities. See next page for Expenses

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INCOME & EXPENSES



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Income Summary	
Gross Income	\$136,200
Expenses Summary	
ANNUAL TAXES	\$8,364
PROPERTY MANAGEMENT FEE (3%)	\$4,014
LANDSCAPING/SNOW REMOVAL	\$1,800
INSURANCE	\$8,500
REPAIRS + MAINTENANCE	\$3,500
Operating Expenses	\$26,178
Net Operating Income	\$110,022

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ADDITIONAL PHOTOS



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FLOOR PLAN

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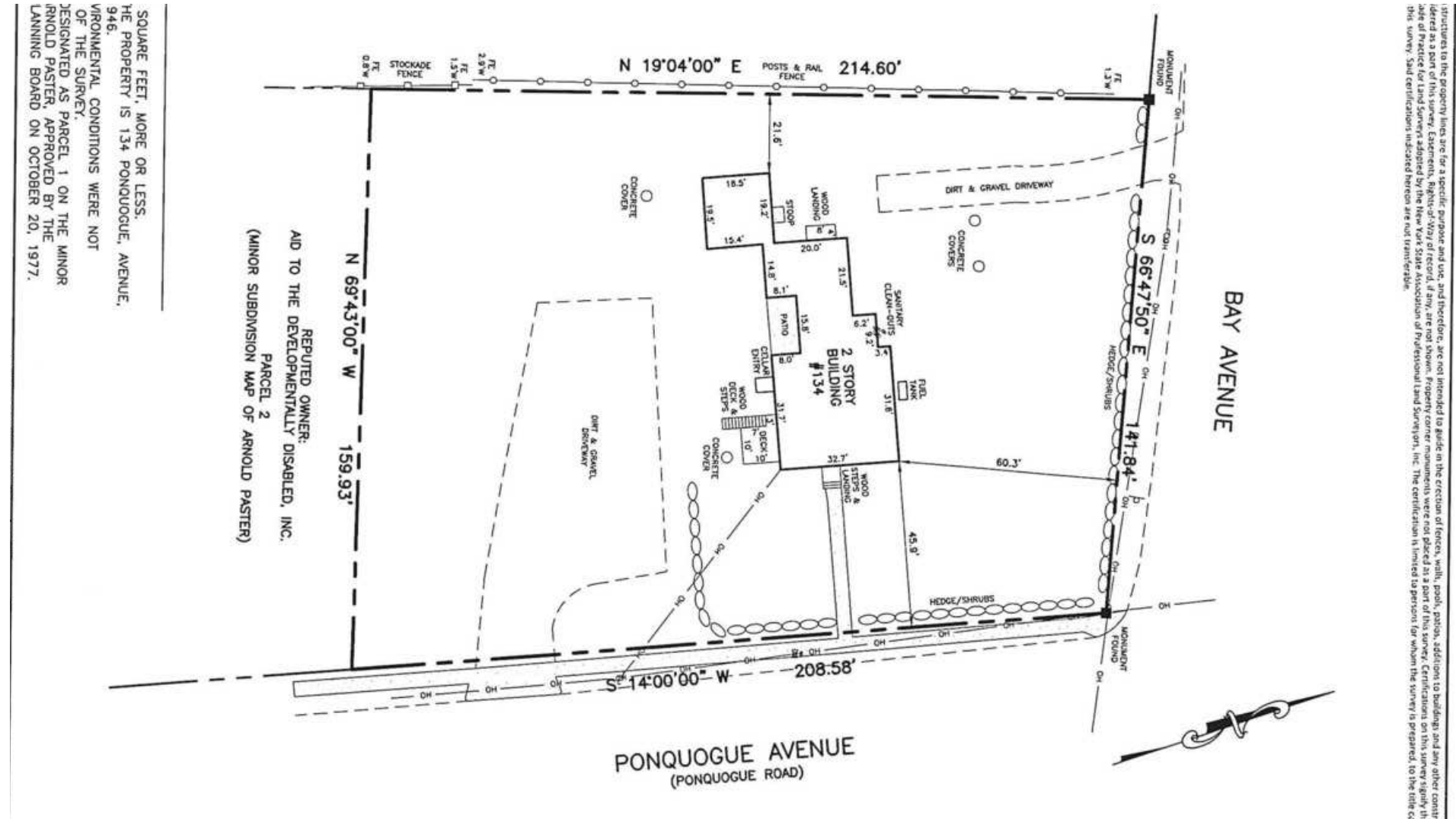
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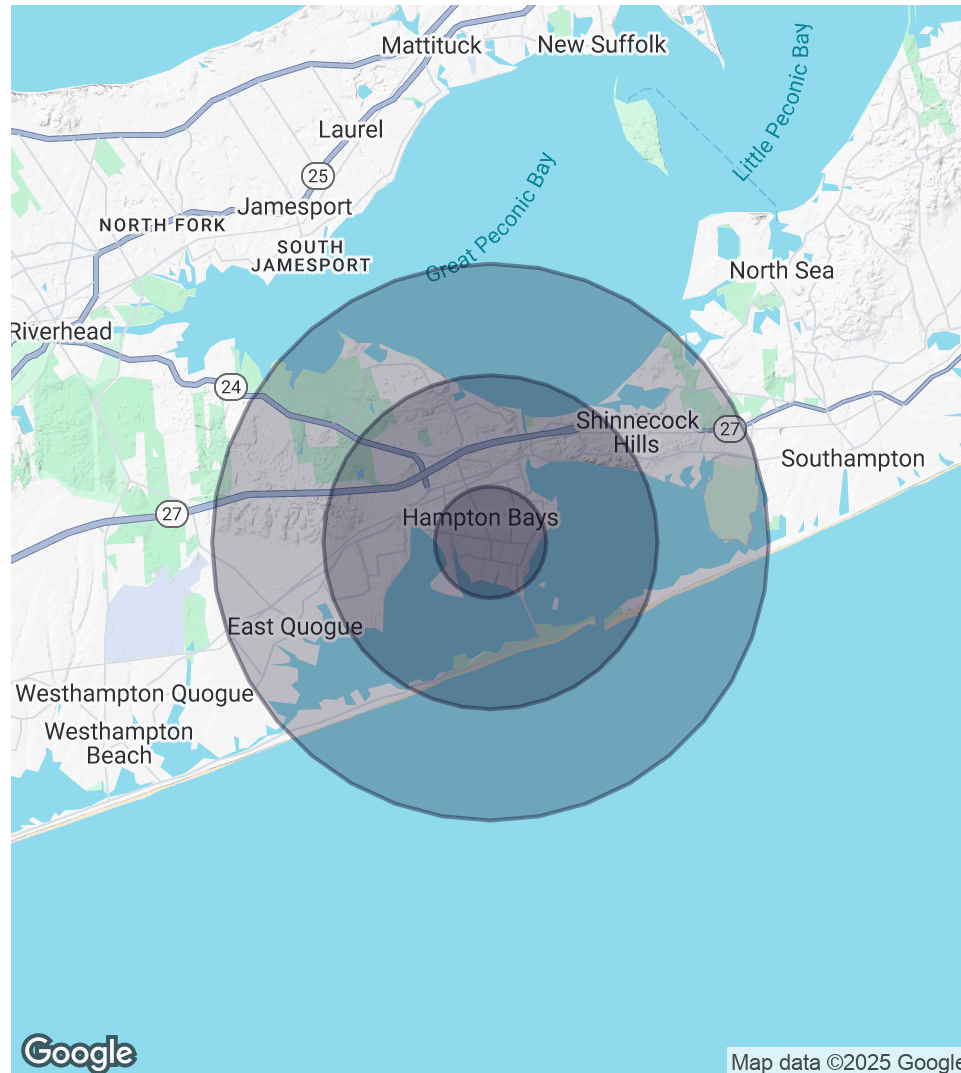
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DEMOGRAPHICS MAP & REPORT

134 Ponquogue Ave | Hampton Bays, New York 11946



1 Mile Radius

Population

6,320

Households

2,310

Average HH Income

\$169,076

3 Miles Radius

Population

18,082

Households

6,776

Average HH Income

\$160,094

5 Miles Radius

Population

25,540

Households

9,655

Average HH Income

\$158,072

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We Are Commercial Real Estate

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