

**BERKSHIRE
HATHAWAY**

LAFHEY
INTERNATIONAL
REALTY

COMMERCIAL SERVICES



BUSINESS FOR SALE

356 CONKLIN ST

FARMINGDALE | NY

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PROPERTY SUMMARY

Berkshire Hathaway Commercial Services is offering an incredible opportunity to own a **turn-key, thriving Nightclub and Hookah Lounge** in one of Long Island's most vibrant and sought-after villages.

Located in Farmingdale, which was voted the best downtown on Long Island for 2023, this business holds a rare **indoor smoking license and a liquor license**, making it a standout in the market. Spanning **2,350 square feet**, with an additional **400-square-foot outdoor patio** and a **700-square-foot basement**, the space is **professionally ventilated with industry-leading carbon filtration systems**. With a capacity for **78 guests and 10 staff**, it's a well-sized, manageable operation. The nightclub is equipped with a **state-of-the-art sound system**, a **DJ booth with a Pioneer CDJ 2000 DJM mixer 900**, and a **lighting system synchronized to the music**, offering an immersive experience for patrons.

Bottle service generates strong revenue, while the low monthly rent of **\$5,000** makes this business highly profitable. The establishment has been successful for **over 12 years**, and the current owner is **willing to provide training** for a smooth transition. There's also potential to **add a kitchen** for further revenue, or **extend hours** to capture a lunch or takeout crowd. Don't miss the chance to own this entertainment hotspot. **Serious investors only—proof of funds and a signed non-disclosure agreement required**. Set up an appointment to learn more today!



ASKING PRICE

\$799,000

BUSINESS INFORMATION

BUILDING SIZE

2,350 SF

400 SF PATIO

700 SF BASEMENT

CAPACITY

78 GUESTS

10 STAFF

RENT/LEASE

\$5,000/MONTH

3.5 YEARS ON BASE TERM

5 YEAR OPTION





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