

OFFERING MEMORANDUM

Freestanding Mixed-Use Building + Delicatessen Business For Sale | 2828-2834 Pond Road Ronkonkoma, NY

FOR SALE



Commercial



EXECUTIVE SUMMARY

Freestanding Mixed-Use Building + Delicatessen Business For Sale | 2828-2834 Pond Road Ronkonkoma, NY

Building Size:	+/- 3,000 SF	Lot Size:	0.37 Acres
Number of Units:	4	Parking:	+/- 30 Spaces
# of Apartments	3	Zoning:	Bus 1
Annual Taxes:	+/- \$24,020.00	Sale Price:	Price Upon Request

Property Overview

Ideal Investment Opportunity! Purchase this longtime established delicatessen and mixed-use property strategically located on Pond Road in Ronkonkoma just minutes from the Ronkonkoma LIRR, Station Yards, and the Long Island Expressway. This freestanding building situated on 0.37 Acres offers ample parking, excellent visibility and a longtime customer base. Building features three (3) income producing apartments, a studio and 2-one-bedroom units on the second floor. Well maintained building with ten-year-old roof, updated electric system with two meters and oil heat. Delicatessen is turnkey and features two walk-in boxes. A Must-See Property!

Property Highlights

- Ideal End User/Investor Opportunity
- Longtime Delicatessen Business + Mixed-Use Property
- Three Income Producing Apartments on Second Floor
- Well-Maintained with Newer Roof + Updated Electrical Service
- Ample Parking on Two Lots Totaling 0.37 Acres

Exclusively represented by:

Michael G. Murphy

President | Commercial Division
631.834.2626 Email: michael.murphy@elliman.com

Mike McLean

Licensed Real Estate Salesperson
631.375.3667 Email: mmclean@signaturepremier.com

INCOME & EXPENSES



Freestanding Mixed-Use Deli + Business For Sale | 2828-2834 Pond Road Ronkonkoma

Income Summary	Turn-Key Deli + Mixed Use Property For Sale
Delicatessen- +/--\$10,000/week	\$520,000
Studio Apartment-\$800/month	\$9,600
One Bedroom-\$2,100/month	\$25,200
Two Bedroom-\$2,500/month	\$30,000
Gross Income	\$584,800
Expenses Summary	Turn-Key Deli + Mixed Use Property For Sale
Annual Taxes- Two Lots	\$24,020
PSEGLI (DELI)	\$9,600
National Grid (DELI)	\$4,502
Food Permit (DELI)	\$425
Insurance + Workers Comp (DELI)	\$13,595
Fire Inspection Annual	\$598
Accounting Service	\$3,720

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General Security	\$2,486
Water	\$220
Miscellaneous Repair + Maintenance	\$6,800
National Grid (Apartment Heat)	\$538
PSEGLI (Apartment Electric)	\$4,080
Winter Brothers Garbage	\$4,908
Exterminator Service	\$1,362
Operating Expenses	\$76,854
Net Operating Income	\$507,946

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ADDITIONAL PHOTOS

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RETAILER MAP

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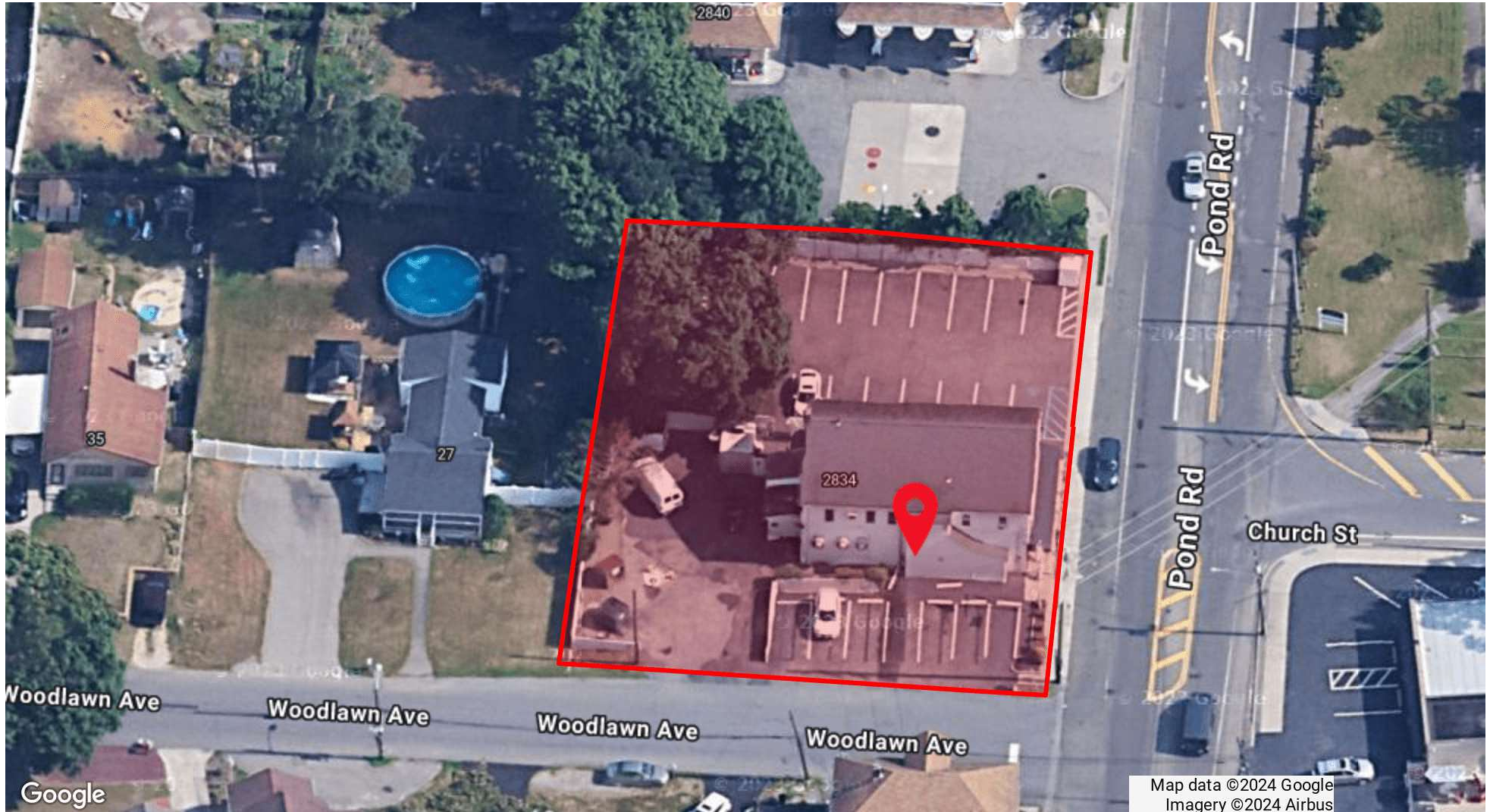
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AERIAL VIEW OF PROPERTY

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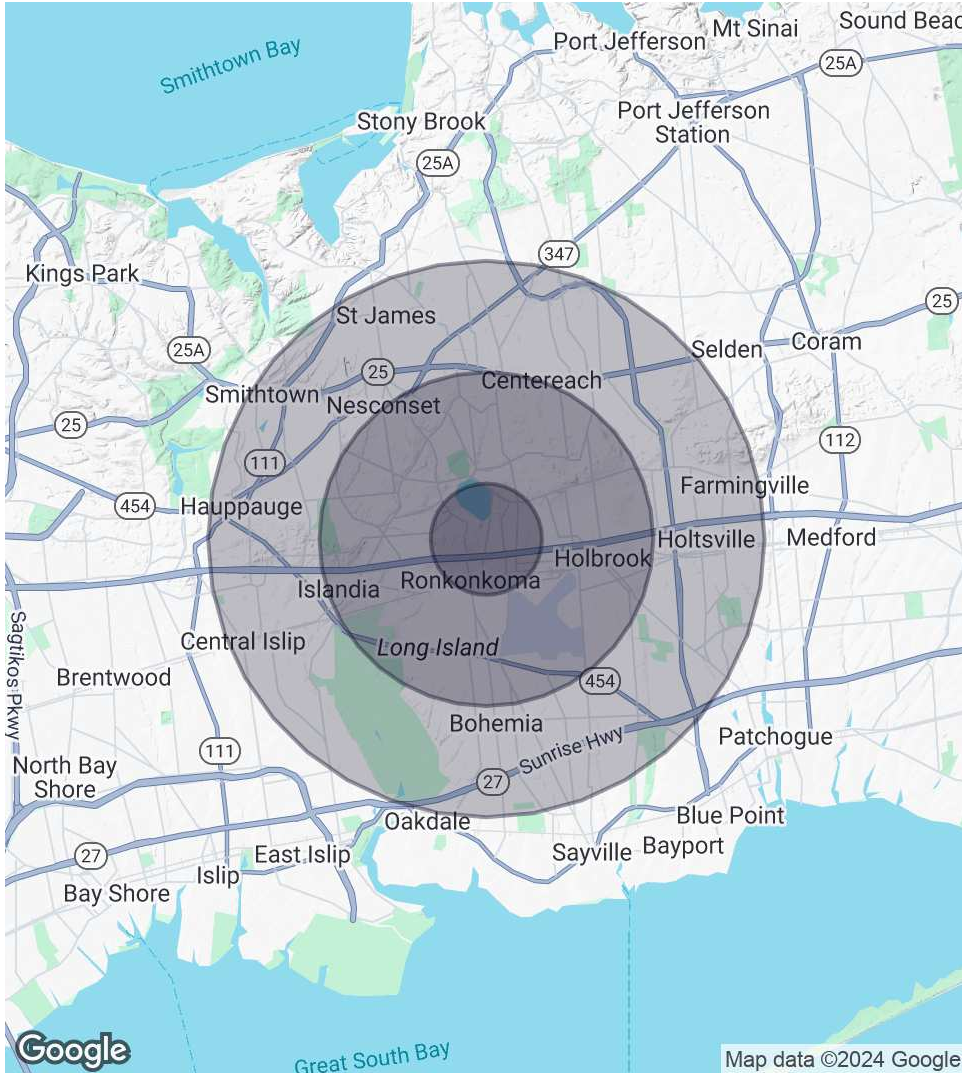
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DEMOGRAPHICS MAP & REPORT

Freestanding Mixed-Use Building + Delicatessen Business For Sale | 2828-2834 Pond Road Ronkonkoma, NY



1 Mile Radius

Population
12,731
Households
4,131
Average HH Income
\$160,307

Median HH Income
-
Daytime Population (W/ 16 yr+)
-

3 Miles Radius

Population
85,066
Households
28,717
Average HH Income
\$161,611

Median HH Income
-
Daytime Population (W/ 16 yr+)
-

5 Miles Radius

Population
240,894
Households
80,676
Average HH Income
\$164,519

Median HH Income
-
Daytime Population (W/ 16 yr+)
-

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 **Douglas Elliman**

Commercial

550 Smithtown Bypass Suite 117

Smithtown, NY 11787

631.858.2405

ellimancommercial.com



We Are Commercial Real Estate

550 Smithtown Bypass Suite 117
Smithtown, NY 11787
631.858.2405
ellimancommercial.com

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