

# 420 N COUNTRY ROAD (NY-25A), ST JAMES, NY

## FOR SALE: TURNKEY 80-SEAT RESTAURANT & BAR | REAL ESTATE WITH BUSINESS & FF&E INCLUDED

A fully built, 6,000 SF restaurant and bar offered as a complete package including fee-simple real estate, business operations, and comprehensive FF&E — positioned for turnkey revenue and long-term value creation in Western Suffolk County.



OFFERING MEMORANDUM



**CUSHMAN &  
WAKEFIELD**

**LONG ISLAND  
INVESTMENT SALES TEAM**



# THE OFFERING

**ASKING PRICE: \$3,000,000**  
(Business Value Included)

Cushman & Wakefield is pleased to exclusively present **420 N Country Road, St James**. The subject asset is a fully built out restaurant and bar offered as a complete package including the fee-simple real estate and all FF&E. The ±6,000 SF, single-story freestanding building sits on a 0.60-acre parcel with 25 on-site parking spaces, fronting NY-25A in St. James, New York, and has been recently renovated and meticulously maintained.

**420 N Country Road** provides a turnkey restaurant platform, with all kitchen, bar, and back-of-house infrastructure included. Located one mile from the St. James LIRR station and surrounded by affluent residential neighborhoods and limited competing supply, the property benefits from strong local demand and long-term barriers to entry. Zoned Central Business (CB), the asset supports continued operations or concept rebranding.

## FF&E & BUSINESS INCLUSION

The offering includes all components required for uninterrupted operations, including:

- Commercial kitchen equipment
- Bar build-out and service infrastructure
- Dining room furniture and fixtures
- POS systems
- Back-of-house equipment and storage
- Mechanical, electrical, and operational systems

The buyer will acquire a fully functioning restaurant facility, enabling immediate operational continuity or seamless transition to a new concept.





# INVESTMENT HIGHLIGHTS

## 1. Fully Built Real Estate with Business & FF&E

Fee-simple ownership of a purpose-built restaurant sold with the operating business and all FF&E in place.

## 2. Operational from Closing

Functioning restaurant / bar facility with infrastructure, layout, and systems already in place.

## 3. NY-25A Frontage in a Supply-Constrained Submarket

Standalone restaurant building with parking in an established Western Suffolk corridor where comparable assets rarely trade.

## 4. Repositioning Upside with Real Estate Control

Central Business zoning supports continued restaurant use while allowing rebranding, concept change, or operational optimization.



### PROPERTY OVERVIEW



**Address**  
420 N Country Road  
St. James, NY 11780



**Building Area (GBA):**  
±6,000 SF Total  
(±3,000 SF Above Grade,  
±3,000 SF Below Grade)



**Year Built / Renovated**  
2005 / Recently Renovated



**Municipality**  
Town of Smithtown



**Site Area**  
±0.60 Acres  
(26,136 SF)



**Parking**  
25 On-Site Spaces



**Section / Block / Lot:**  
Section 53 | Block 2 | Lot 31



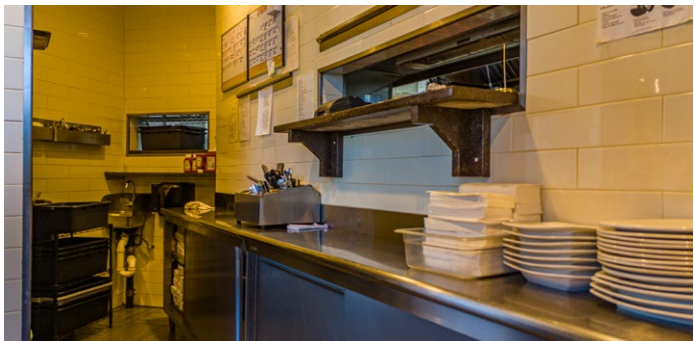
**Zoning**  
Central Business (CB)



**Real Estate Taxes (2025)**  
\$26,678 (\$4.46 / SF)

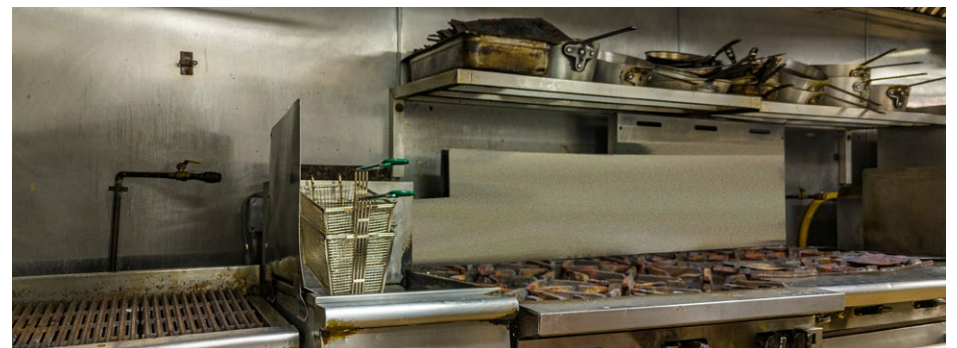
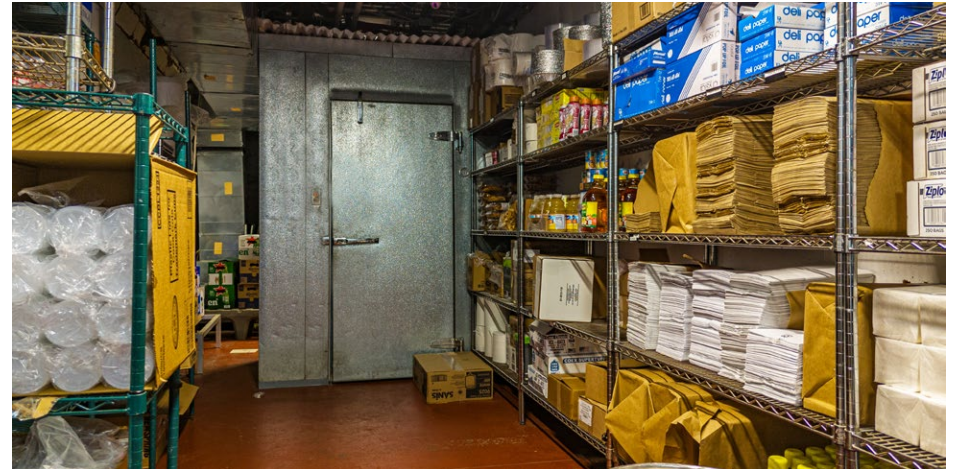
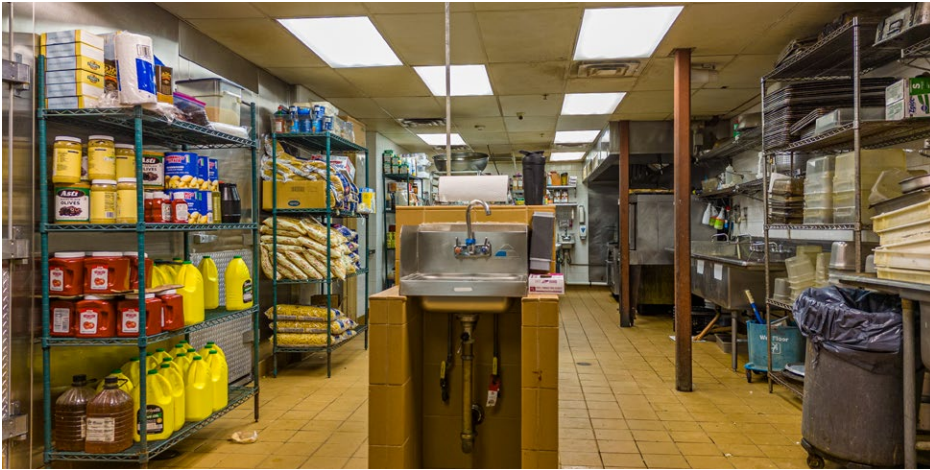


INTERIOR PHOTOS





## BASEMENT / LOWER LEVEL PHOTOS





LOCAL AREA  
MAP





# LOCATION OVERVIEW

## ST JAMES, NY

St. James is an established **North Shore Suffolk County community** characterized by stable **residential density, limited commercial supply, and strong long-term demographics**. The hamlet functions as a traditional suburban village, anchored by a defined main street corridor and surrounded by **tree-lined residential neighborhoods** comprised primarily of well-maintained single-family homes.

The area benefits from a strategic position **between Stony Brook University to the east and the North Shore waterfront communities of Head of the Harbor and Nissequogue to the north**, providing access to both institutional demand drivers and recreational amenities. **NY-25A** supports consistent local and commuter traffic, while the **St. James LIRR station**, located approximately one mile from the subject property, provides direct regional connectivity.

Together, **affluent residential demand, institutional proximity, and limited competing inventory** support consistent traffic patterns and **durable operating fundamentals** for service-oriented retail and hospitality uses.



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For more information, please contact:

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