

## **+/- 2,460 SF FORMER BAKERY**

503 Lake Ave | Saint James, New York 11780

**FOR SALE**



Commercial





# EXECUTIVE SUMMARY



503 Lake Ave | Saint James, New York 11780

Building Size:	2,467 SF	Lot Size:	0.25 Acres
Annual Taxes:	+/- \$13,058.00	Zoning:	CB
Corner Location:	Yes	Frontage:	60 Feet on Lake + 124 Feet on Railroad
Parking:	14 Spaces	Sale Price:	\$675,000.00

For more details or to arrange a private tour, contact Michael Murphy

## Full Turnkey Bakery - All Equipment, Furniture + Fixtures In Place

This property is the former home to long established Garguilo's Bakery, a staple in the town of St. James. This listing offers a rare commercial opportunity in a highly visible and well-traveled location at the prime corner of Lake Avenue and Railroad Avenue, directly across from the train station. The site includes a 2,467 square foot main building with a full basement featuring 8-foot ceilings, plus an additional 414 square foot storage building.

The main level offers 9-foot ceilings, hardwood flooring, central air conditioning, steam radiators, gas heat, and three phase electric service with four hundred amps. The lower level provides approximately 2,400 square feet of usable space, ideal for storage, prep, or operational support. The building sits on a quarter acre lot totaling 10,890 square feet and was constructed in 1963 with masonry concrete block construction, brick siding, and a flat roof. Utilities include community water and private septic.

The property features one half bath, 14 on-site parking spaces, and handicap accessible elements. This location benefits from strong visibility, steady foot and vehicle traffic, and immediate access to transportation.

This is an excellent opportunity for an owner user or investor seeking a well-located commercial building with existing restaurant approvals and flexible potential for redevelopment or continued commercial use.

Exclusively represented by:

Michael G. Murphy

President | Commercial Division  
631.858.2460 Email: michael.murphy@elliman.com

Mike Lightcap

Licensed Real Estate Salesperson  
631.445.5756 Email: mike.lightcap@elliman.com

# COMPLETE HIGHLIGHTS

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## Property Highlights

- Former home of Gargiulo's Bakery, a long-standing and highly regarded St. James institution with deep community recognition and historic customer loyalty
- Delivered with all existing equipment, fixtures, and furniture in place, offering a fully turnkey opportunity for a bakery, café, or food service operator.
- Prominent corner location across from the train station with a 2,467 square foot main building, full basement, additional storage structure, and on-site parking in a high-visibility commercial corridor

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# ADDITIONAL PHOTOS

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# AERIAL VIEW OF PROPERTY

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# NATIONAL RETAIL MAP

503 Lake Ave | Saint James, New York 11780



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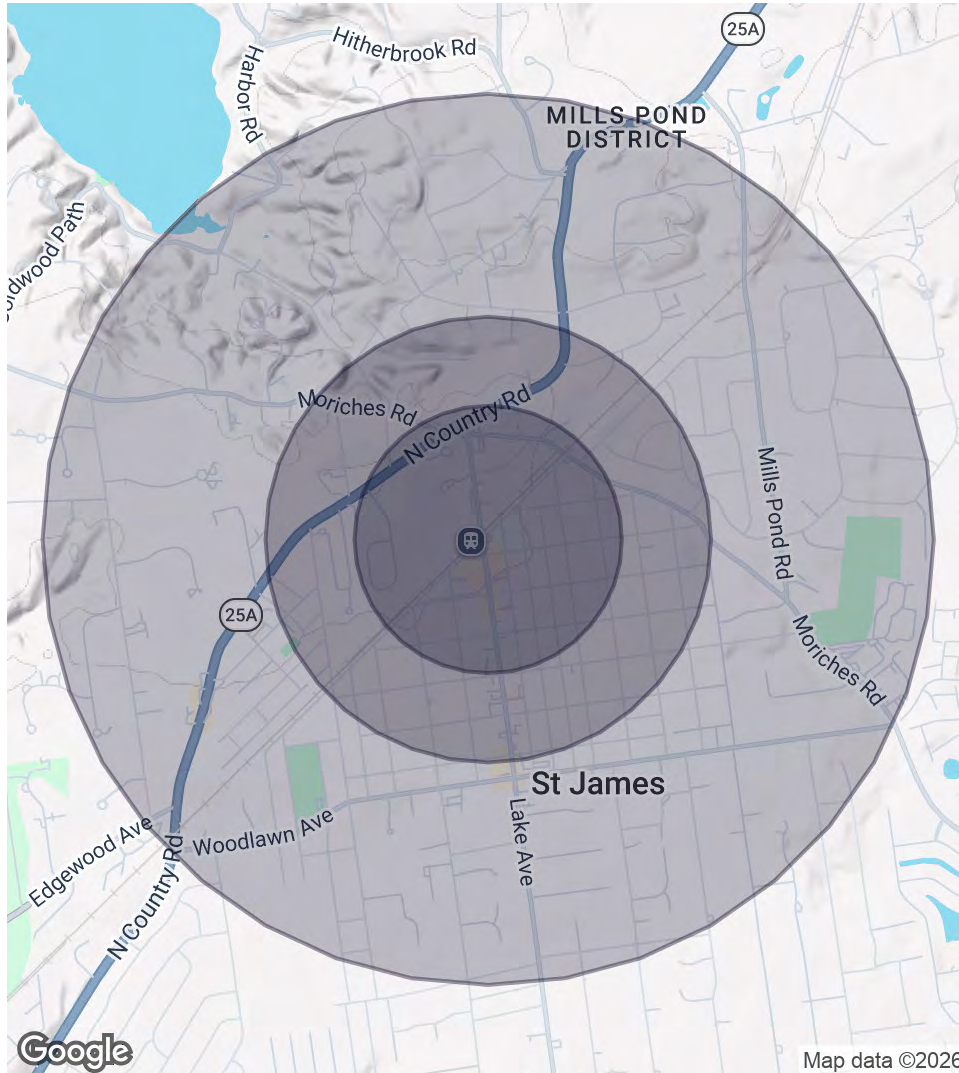
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Licensed Real Estate Salesperson  
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# DEMOGRAPHICS MAP & REPORT

503 Lake Ave | Saint James, New York 11780



## 0.3 Miles Radius

### Population

1,023

### Households

351

### Average HH Income

\$207,904

## 0.5 Miles Radius

### Population

2,625

### Households

885

### Average HH Income

\$213,737

## 1 Mile Radius

### Population

7,865

### Households

2,573

### Average HH Income

\$224,091

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Email: michael.murphy@elliman.com



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Email: mike.lightcap@elliman.com



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

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## **We Are Commercial Real Estate**

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

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