

**BERKSHIRE
HATHAWAY**

LAFHEY
INTERNATIONAL
REALTY

COMMERCIAL SERVICES

seaford harbor deli
home cooking & catering

516-559-DELI

seafordharbordeli.com

DELI + BUILDING **FOR SALE**
3623 BAYVIEW STREET
SEAFORD | NY

[CLICK TO VIEW ON WEBSITE](#)

PROPERTY SUMMARY

Berkshire Hathaway Commercial Services is pleased to present 3623 Bayview Street in Seaford, a turnkey deli with additional rental income. With the current deli operator retiring, the property can be delivered fully turnkey for an owner-user looking to relocate or expand their business.

The property consists of a one-story, 2,940 SF commercial building situated on a 0.18-acre parcel and zoned Business X. The sale includes all deli equipment, with an estimated value exceeding \$500,000. A complete equipment list is available upon request. The site also features 9 parking spaces for the convenience of its tenants.

In addition to the commercial space, the property includes a three-bedroom residential apartment attached to the rear of the building, generating \$2,500 per month in below-market passive rental income. Upon a sale, rents can be raised to \$3,250 based on our market research. Built in 1963 and positioned in a highly desirable waterfront community across from a canal leading directly to the Great South Bay, 3623 Bayview Street offers a unique opportunity to acquire a fully equipped business location with additional income and exceptional long-term potential.

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ON WEBSITE

3623 BAYVIEW ST
SEAFORD, NY

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ASKING PRICE

\$1,300,000

PROPERTY INFORMATION

BUILDING SIZE
2,940 SF

LOT SIZE
0.18 AC

YEAR BUILT
1963

ZONING
BUSINESS X
**(CLICK HERE FOR
PERMITTED USES)**

TAXES
\$16,765

TURNKEY
YES

PARCEL #
2089-63-024-00-1108-0

FULL EQUIPMENT LIST AVAILABLE UPON REQUEST

3623 BAYVIEW ST
SEAFORD, NY

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PARCEL OVERVIEW



3623 Bayview Street

PROPERTY VIDEO



CLICK HERE

To watch a video showcasing
this property

3623 BAYVIEW ST
SEAFORD, NY

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Deli



Front Kitchen



Front Kitchen



Back Kitchen



Food Storage



Side Office



Rear Residential



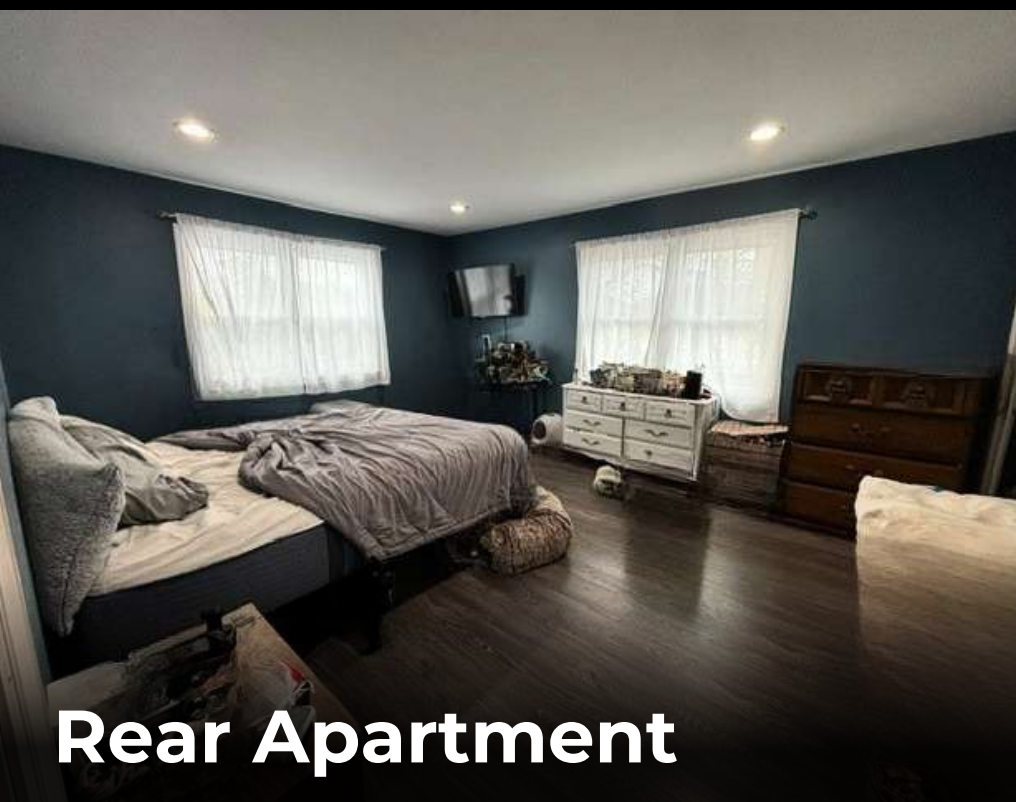
Parking Lot



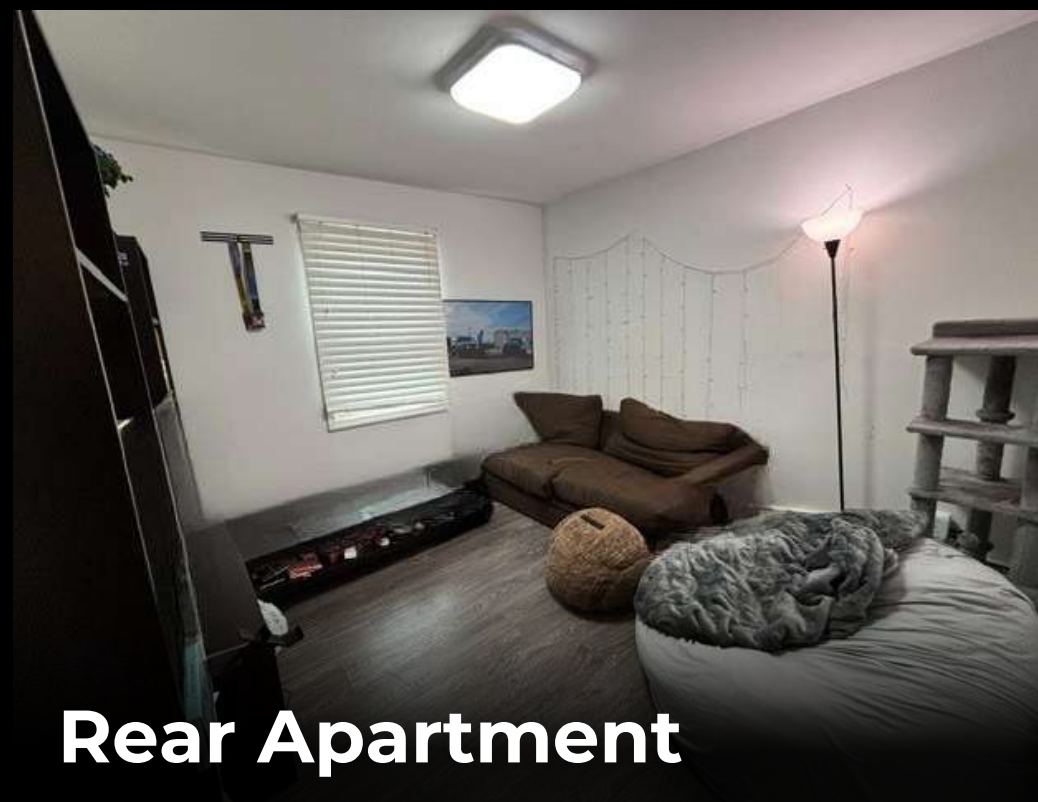
Rear Apartment



Rear Apartment



Rear Apartment



Rear Apartment

SURVEY NO. 516-D-15

TITLE No. GL-9625

Guarantees indicated hereon shall run only to the person for whom the survey is prepared and on his behalf to the Tittia Company, Governmental Agency and Lending Institution listed and to the Assignees of the Lending Institution. Guarantees are only transferable to additional institutions or subsequent owners by Kenneth S. O'Brien.



(516) 799-5066

THE GEORGE H. WALBRIDGE CO.
CONSISTING OF THE FIVE WESTERN
TOWNS OF SUFFOLK



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Disclaimer

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