

26 S Ocean Ave, Patchogue, NY 11772

List Price: \$999,000



ML#: 2852397

Commercial

LSC: PC

Sec/Area:

Schools:

Taxes: \$15,000.00

Village Tax:

Total Taxes: \$15,000.00

Taxes w/Basic STAR:

Dis:

Block:

Building Size: 30X60

Waterfront: N

Sec:

Lot:

Waterview: N

Type Sale: Inc Prop

Property Type: Store

Sale or Rent: S

Units: 1

Rent Per Sqft:

Appx Interior Sqft: 1800

Office %:

Vacancy %:

Lot Size: 30X60

Lot Sqft: 1800

Zoning:

Cross Street: Montauk Highway



Walk Score®: 83

Directions: Google Maps

Property Desc: (Only Property Is For Sale.) Outstanding Investment Opportunity With Great Income. Busy Restaurant Building In High Traffic Area. Old Famous Restaurant On Busy S. Ocean Ave, Near Route 27 Sunrise Highway, Cr-80, & Patchogue Train Station. Gross Income \$66000 - Expense \$17500 (Tax \$15000+Ins \$2500) = Net Income \$48500, Cap 4.85%

Personal Property Exclusions:

<u>Business Info</u>		<u>Annual Income</u>	<u>Expenses</u>	<u>Building Info</u>	
Bus. Type:		Restaurant	\$66,000	Rent:	Ceiling Height:
DBA:				Fuel:	Construction:
Business Age:				Electric: \$0	Amps:
Lease Years:				Main/Repairs:	Floor Load:
Inventory:				Insurance: \$2,500	Parking Spaces:
Lsehold Improve:				Taxes: \$15,000.00	Loading Dock:
Fixtures and Equip:				Village Tax:	A/C: Cac
Seats:				Total Taxes: \$15,000.00	Appx Yr Built:
Parking Spaces:				Payroll:	Stories:
				Misc:	Sprinklers:
				Gross Profit %:	Corner Prop:
Assum Mortgage 1:		Assum Mortgage 2:		Proposed Mortgage:	
1st Assum %:		2nd Assum %:		Proposed Mortgage %:	
Monthly Payment:		Monthly Payment:		Monthly Payment:	
Maturity Date:		Maturity Date:		Maturity Date:	
Bank/Private:		Bank/Private:		Bank/Private:	
Short Sale: N		REO: N			
List Price: \$999,000					
Cash Down:					