

199, 205, 209 WAVERLY AVE, PATCHOGUE, NY 11772

Patchogue Village Portfolio



Portfolio For Sale

PROPERTY DESCRIPTION

A rare opportunity to acquire a three-parcel commercial portfolio on Waverly Avenue in Patchogue Village. The package includes 199 Waverly Avenue, home to an operating 875 SF florist; 205 Waverly Avenue, featuring a 1,200 SF deli in active use; and 209 Waverly Avenue, a vacant lot offering immediate development potential. Together, the parcels deliver income-producing assets ready for your vision. Close to the heart of Patchogue Village that is in the midst of a remarkable renaissance. These three properties will only be conveyed together; no individual sales will be considered. 199 Taxes = \$13,037 205 Taxes = \$11,976 209 Taxes = \$1,318 Total Taxes = \$26,331

PROPERTY HIGHLIGHTS

- High-Visibility, High-Traffic Location
- Major Investment Pouring Into the Area
- Thriving Retail & Restaurant Scene



HedgeStone
COMMERCIAL
REAL ESTATE

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Property Summary

**199, 205, 209 WAVERLY AVE | PORTFOLIO FOR SALE
PATCHOGUE, NY 11772**



PROPERTY DESCRIPTION

A rare opportunity to acquire a three-parcel commercial portfolio on Waverly Avenue in Patchogue Village. The package includes 199 Waverly Avenue, home to an operating 875 SF florist; 205 Waverly Avenue, featuring a 1,200 SF deli in active use; and 209 Waverly Avenue, a vacant lot offering immediate development potential. Together, the parcels deliver income-producing assets ready for your vision. Close to the heart of Patchogue Village that is in the midst of a remarkable renaissance. These three properties will only be conveyed together; no individual sales will be considered. 199 Taxes = \$13,037 205 Taxes = \$11,976 209 Taxes = \$1,318 Total Taxes = \$26,331

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- Thriving Retail & Restaurant Scene

PROPERTY FINANCIALS

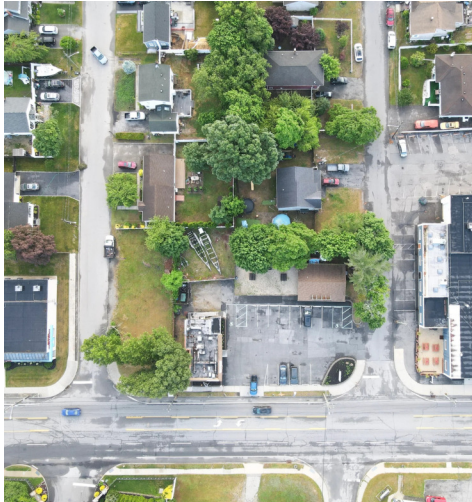
Sale Price:	Upon Request
199 Waverly Ave Taxes:	\$13,037
205 Waverly Ave Taxes:	\$11,976
209 Waverly Ave Taxes:	\$1,318
Total Taxes:	\$26,331
Lot Size:	0.25 + .14 + .13 = .52 AC
Building Size:	875 + 1,200 = 2,075 SF

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	5,354	29,137	59,410
Total Population	13,323	78,348	169,267
Average HH Income	\$130,498	\$148,306	\$147,994

Additional Photos

199, 205, 209 WAVERLY AVE, PATCHOGUE, NY 11772
PATCHOGUE VILLAGE PORTFOLIO FOR SALE



Additional Photos

199, 205, 209 WAVERLY AVE, PATCHOGUE, NY 11772
PATCHOGUE VILLAGE PORTFOLIO FOR SALE



OneKey^{MS}

Address Block & Lot Property Filter Listing Filter

PROPERTY INFORMATION Close all Identify Property House# Listings Sales Permits Land Use

Lot Dimension

Address

Property Address	199 Waverly Ave
Property Unit #	
Property Town	Patchogue
Property Zip	11772
Property Zip 4	2142
Subdivision Name	Patchogue Lake Park
School District #	
School District Name	Patchogue
District	204
Section	4
Block	5
Lot	47

Additional Photos

199, 205, 209 WAVERLY AVE, PATCHOGUE, NY 11772
PATCHOGUE VILLAGE PORTFOLIO FOR SALE

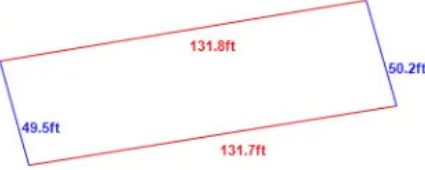


OneKey MLS

Address Block & Lot Property Filter Listing Filter


PROPERTY INFORMATION Close all Identify Property House# Listings Sales Permits Land Use

Lot Dimension



Address

Property Address	205 Waverly Ave
Property Unit #	
Property Town	Patchogue
Property Zip	11772
Property Zip 4	2142
Subdivision Name	
School District #	
School District Name	Patchogue
District	204
Section	4
Block	5
Lot	27
Tax Unit #	
Parcel Id	S0204-004-00-05-00-027-000



Additional Photos

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PATCHOGUE VILLAGE PORTFOLIO FOR SALE



OneKey^{MLS}

Address Block & Lot Property Filter Listing Filter

PROPERTY INFORMATION Close all Identify Property House# Listings Sales Permits Land Use

Lot Dimension

Address

Property Address	E 7th St
Property Unit #	
Property Town	Patchogue
Property Zip	11772
Property Zip 4	
Subdivision Name	
School District #	
School District Name	Patchogue
District	204
Section	4
Block	5
Lot	26
Tax Unit #	
Parcel Id	S0204-004-00-05-00-026-000

STEVEN BEZMEN

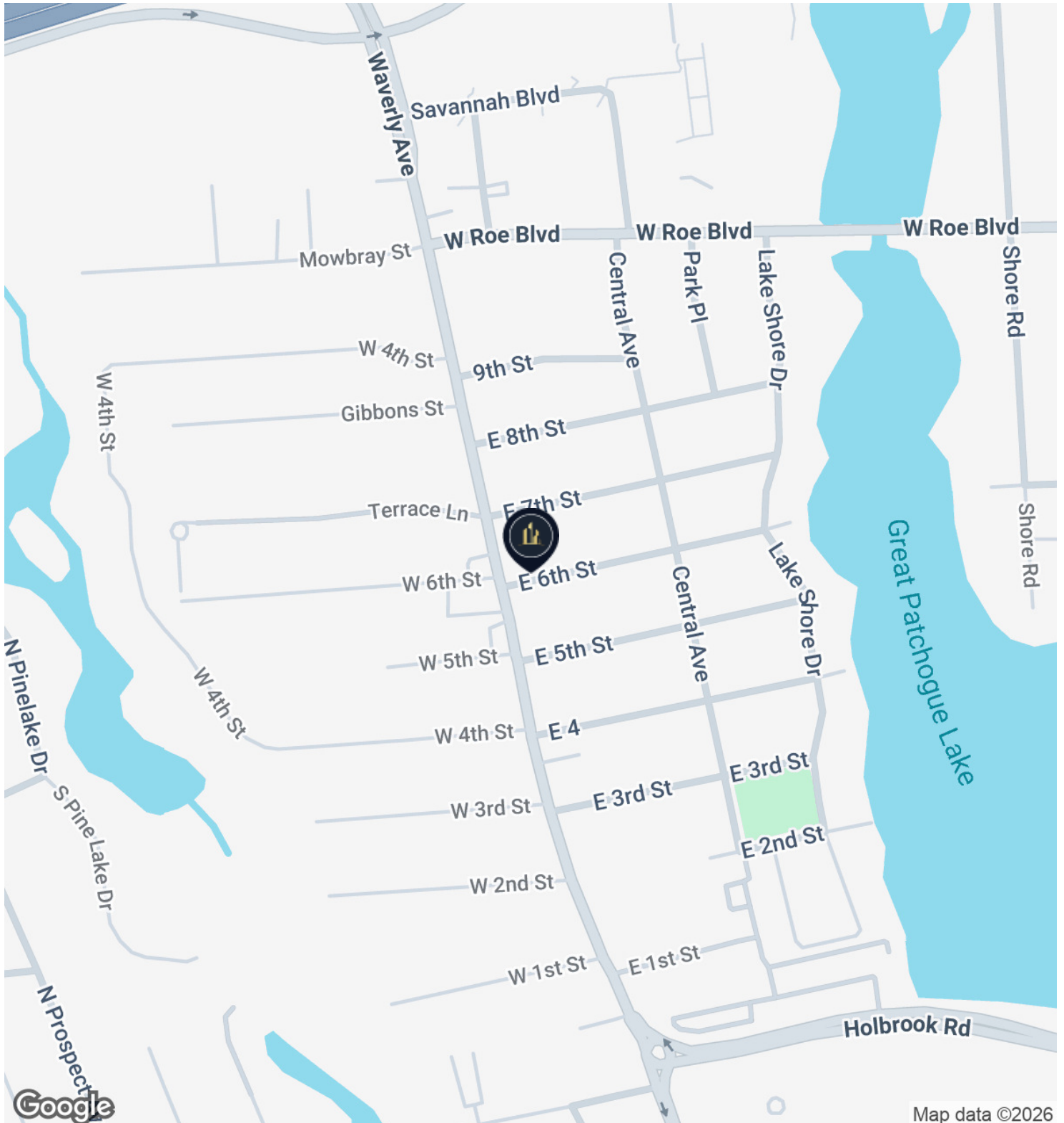
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VINCENT GEBBIA

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Location Map

199, 205, 209 WAVERLY AVE, PATCHOGUE, NY 11772
PATCHOGUE VILLAGE PORTFOLIO FOR SALE



Map data ©2026

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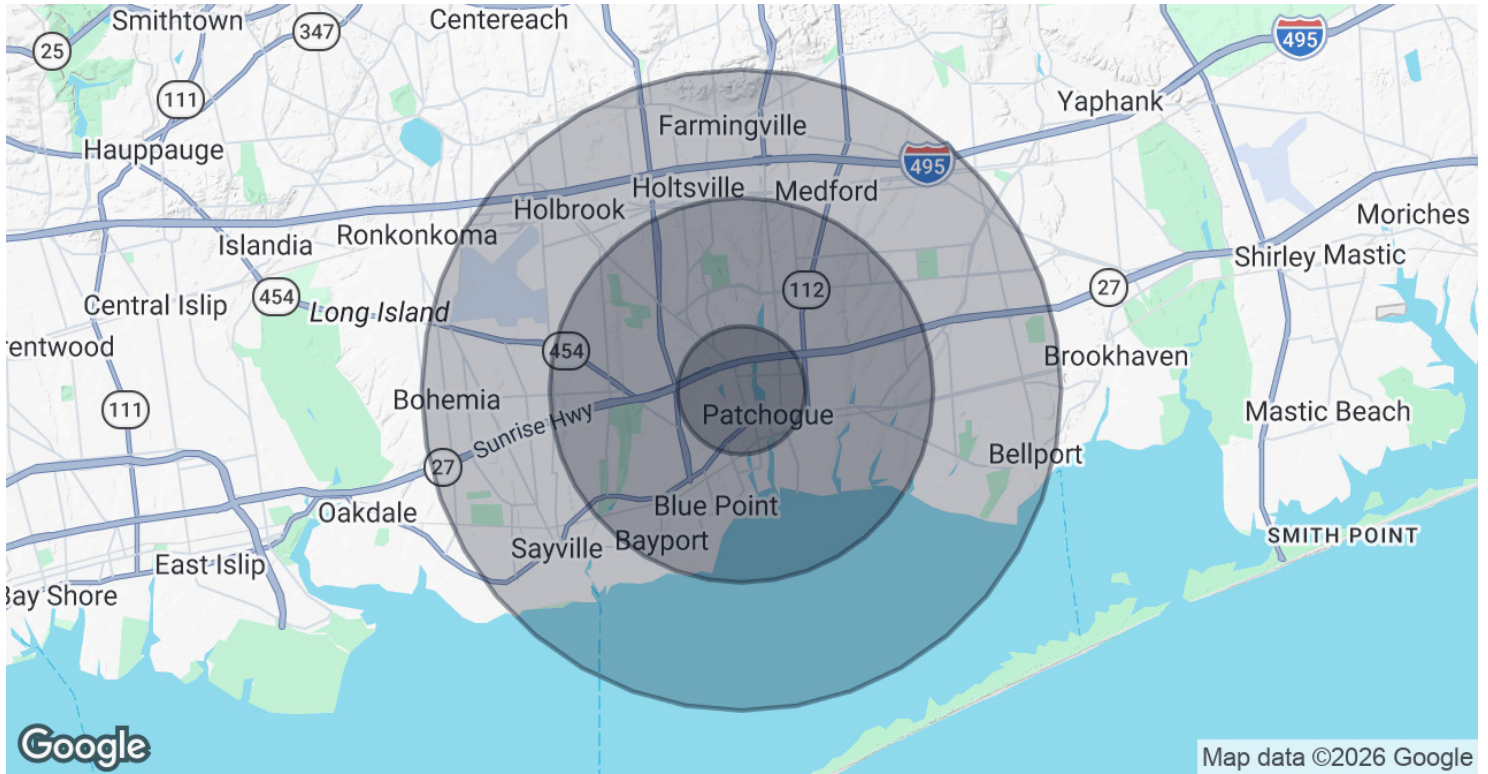
Retailer Map

199, 205, 209 WAVERLY AVE, PATCHOGUE, NY 11772
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Demographics Map & Report

199, 205, 209 WAVERLY AVE, PATCHOGUE, NY 11772
 PATCHOGUE VILLAGE PORTFOLIO FOR SALE



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	13,323	78,348	169,267
Average Age	40.3	41.7	40.9
Average Age (Male)	42.2	42.5	41.0
Average Age (Female)	40.6	40.7	41.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,354	29,137	59,410
# of Persons per HH	2.5	2.7	2.8
Average HH Income	\$130,498	\$148,306	\$147,994
Average House Value	\$509,374	\$528,833	\$514,443

2023 American Community Survey (ACS)

Meet The Team

199, 205, 209 WAVERLY AVE, PATCHOGUE, NY 11772
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