

# OFFERING MEMORANDUM

Waterfront Restaurant + Marina For Sale | 116 Division St Patchogue, NY 11772

**FOR SALE**



Commercial



# EXECUTIVE SUMMARY

## Waterfront Restaurant + Marina For Sale | 116 Division St Patchogue, NY 11772

<b>Restaurant Size:</b>	5,000 SF	<b>Lot Size:</b>	2.07 acres
<b># of Seats:</b>	160-180	<b>Parking:</b>	Ample
<b># of Boat Slips:</b>	50	<b>Zoning:</b>	Business + Industrial
<b>Annual Taxes:</b>	+/- \$60,000.00	<b>Sale Price:</b>	On Request

FOR SALE PRICE, FULL FINANCIALS AND/OR TPO ARRANGE A PRIVATE TOUR, PLEASE CONTACT MICHAEL MURPHY

### Property Overview

Unique catering experience set on beautiful waters of the Patchogue River; This 5000 SF Restaurant and Marina property features one of Long Island's most spectacular waterfront views. Newly renovated bar and lounge, state of the art kitchen. This 5000 +/- SF Restaurant consists of two-levels with 80+ seats outdoors, two bars with live music, four separate catering rooms.

Heart of Patchogue Village

25 + Years in Business

Business Revenue in 2023 +/- \$3.5 Million

50 Boat Slips Generates \$90-100,000K per annum

143 River Ave. 3 Family House Generates \$50K per annum

Prime Redevelopment Opportunity at the Top of the River

Adjacent to Proposed Hotel Site

Owner will do Sale/Lease Back for 2 Years

Exclusively represented by:

**Michael G. Murphy**

President | Commercial Division

631.858.2460 Email: michael.murphy@elliman.com

# ADDITIONAL PHOTOS

Waterfront Restaurant + Marina For Sale | 116 Division St Patchogue, NY 11772



Exclusively represented by:

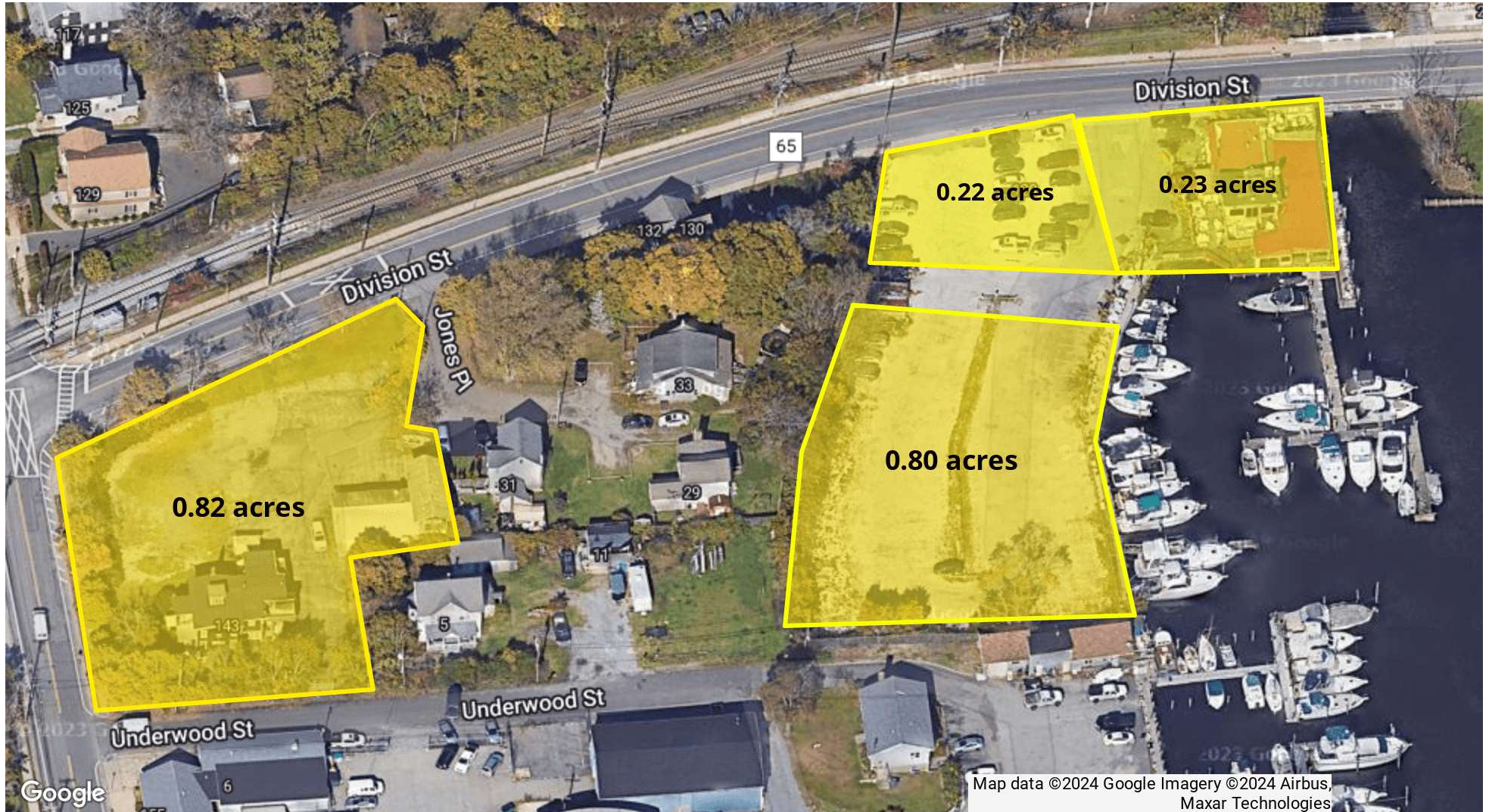
**Michael G. Murphy**

President | Commercial Division

631.858.2460 Email: [michael.murphy@elliman.com](mailto:michael.murphy@elliman.com)

# AERIAL VIEW OF PROPERTY

Waterfront Restaurant + Marina For Sale | 116 Division St Patchogue, NY 11772



Exclusively represented by:

**Michael G. Murphy**

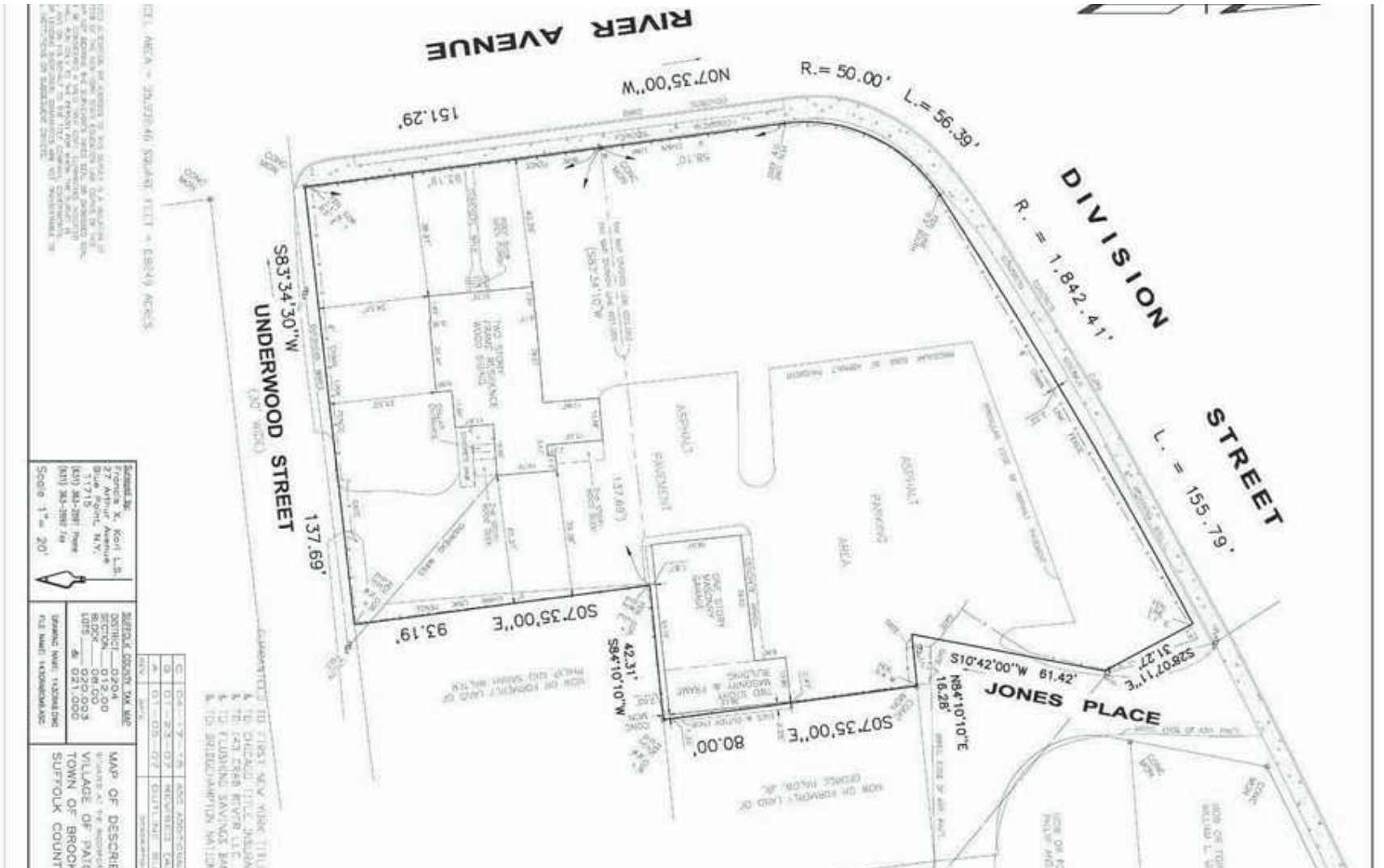
President | Commercial Division

631.858.2460 Email: michael.murphy@elliman.com



# SITE PLANS

Waterfront Restaurant + Marina For Sale | 116 Division St Patchogue, NY 11772



Exclusively represented by:

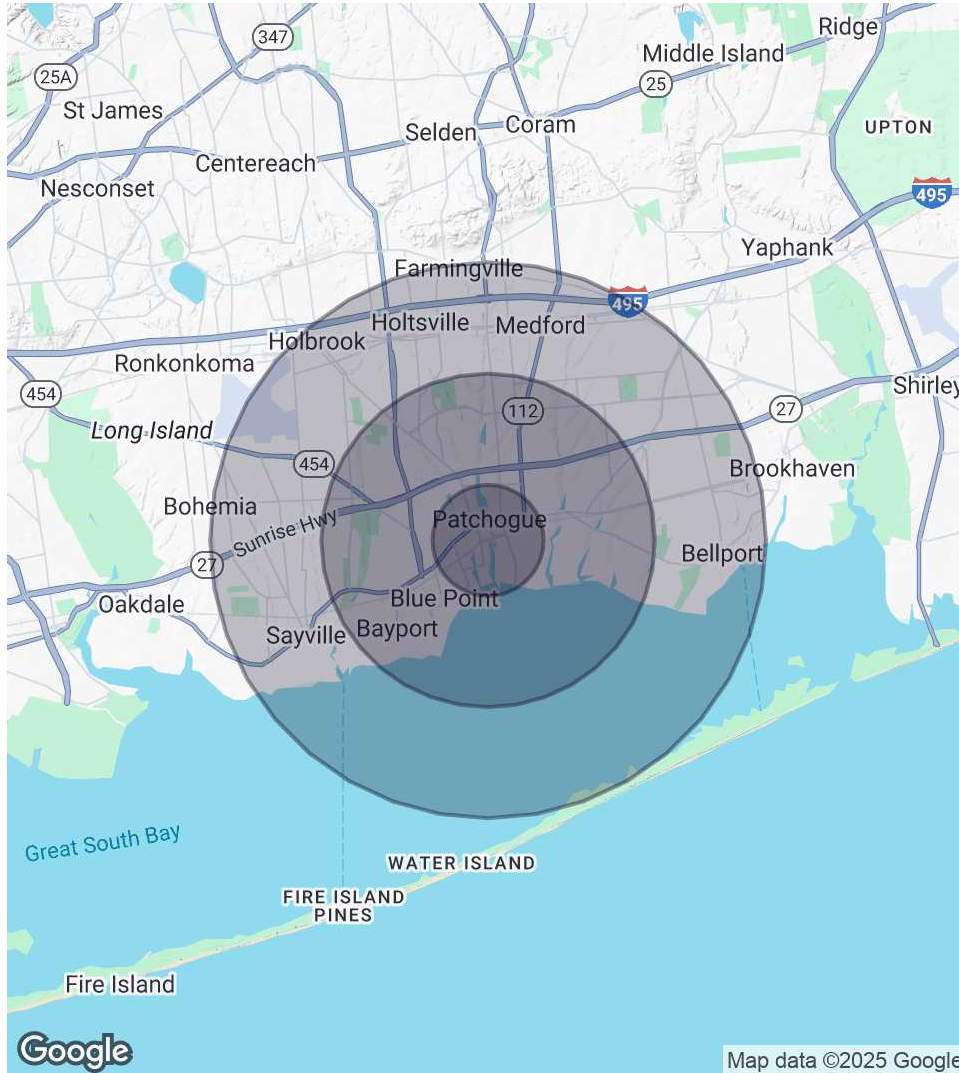
**Michael G. Murphy**

President | Commercial Division

631.858.2460 Email: michael.murphy@elliman.com

# DEMOGRAPHICS MAP & REPORT

Waterfront Restaurant + Marina For Sale | 116 Division St Patchogue, NY 11772



## 1 Mile Radius

**Population**  
13,570  
**Households**  
6,264  
**Average HH Income**  
\$111,487

## 3 Miles Radius

**Population**  
66,369  
**Households**  
26,011  
**Average HH Income**  
\$113,225

## 5 Miles Radius

**Population**  
146,068  
**Households**  
54,976  
**Average HH Income**  
\$115,460

Exclusively represented by:

**Michael G. Murphy**

President | Commercial Division

631.858.2460 Email: michael.murphy@elliman.com

Waterfront Restaurant + Marina For Sale | 116 Division St Patchogue, NY 11772

## EXCLUSIVELY REPRESENTED BY:



**Michael G. Murphy**

President | Commercial Division

631.858.2460

Email: michael.murphy@elliman.com



 **Douglas Elliman**

**Commercial**

550 Smithtown Bypass Suite 117

Smithtown, NY 11787

631.858.2405

ellimancommercial.com

THE PROPERTY CONTAINED WITHIN THIS DOCUMENT IS BEING EXCLUSIVELY REPRESENTED BY DOUGLAS ELLIMAN REAL ESTATE COMMERCIAL DIVISION, 550 SMITHTOWN BYPASS STE. 117 SMITHTOWN, NY 11787 631.858.2405  
© 2023 DOUGLAS ELLIMAN COMMERCIAL OF LI, LLC. ALL MATERIAL PRESENTED HEREIN IS INTENDED FOR INFORMATION PURPOSES ONLY. WHILE THIS INFORMATION IS BELIEVED TO BE CORRECT, IT IS REPRESENTED SUBJECT TO ERRORS, OMISSIONS, CHANGES OR WITHDRAWAL WITHOUT NOTICE. ALL PROPERTY INFORMATION, INCLUDING, BUT NOT LIMITED TO SQUARE FOOTAGE, ROOM COUNT, ZONING IN THE LISTING SHOULD BE VERIFIED BY YOUR OWN ATTORNEY, ARCHITECT OR ZONING EXPERT. IF YOUR PROPERTY IS CURRENTLY LISTED WITH ANOTHER REAL ESTATE BROKER, PLEASE DISREGARD THIS OFFER. IT IS NOT OUR INTENTION TO SOLICIT THE OFFERINGS OF OTHER REAL ESTATE BROKERS. WE COOPERATE WITH THEM FULLY. EQUAL HOUSING OPPORTUNITY.



## We Are Commercial Real Estate

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

Commercial real estate involves more than just property listings. To get the most effective results, you need to partner with a company that has a full complement of services and an in-depth team of professionals to help with all your needs. Douglas Elliman's team of commercial real estate experts is committed to unrivaled performance standards when working with tenants, investors, purchasers and owners. We represent all major property types including office, industrial, retail, apartment and land. We treat each assignment with commitment and focus, from a single transaction in a local market to national and multi-market assignments. We help negotiate contracts, coordinate construction and provide both property management as well as ongoing advisory service to satisfy your changing real estate needs. Our breadth of market knowledge, unprecedented network and use of innovative technology extend to all types of property transactions. For information on our services please contact us today.