

1055 PORTION ROAD

Farmingville, NY 11738 | Long Island

FOR SALE
ASKING PRICE \$6,500,000
PPSF \$126



VALUE-ADD RETAIL/OFFICE
OPPORTUNITY WITH ABUNDANT PARKING

RIPCO
INVESTMENT SALES

INVESTMENT HIGHLIGHTS

#1

Value-Add Retail/Office
**Opportunity with tremendous
Upside in Rents**

#2

Usable Lower Level Space that can
provide Additional Income with
**~10ft Ceilings, Windows, Elevator
Access and Multiple Forms of
Egress**

#3

**Abundant amount of parking on 4
acres of land**

#4

Highly trafficked
thoroughfare with over
**78,000 Annual Average Daily
Traffic (AADT)**

#5

**Long Term Ownership -
First Sale in 30+ Years**



PROPERTY OVERVIEW



PROPERTY SUMMARY

THE OFFERING

Address	1055 Portion Road
Neighborhood	Farmingville
County	Suffolk
Section	624
Block	4
Lot	8
Gross Lot SF	174,240 (approx.)
Lot Dimensions	328' x 495' Irregular (approx.)

BUILDING INFORMATION

Number Of Buildings	2
Total Building SF	50,940 above grade (approx.) 85,260 gross (approx.)
East Building SF (approx.)	35,400
	17,700 Main Floor
	17,700 Lower Level
West Building SF (approx.)	49,860
	16,620 Second Floor
	16,620 Main Floor
	16,620 Lower Level

TAX INFORMATION

Gross Property Taxes	\$156,865
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FINANCIAL SNAPSHOT

Asking Price	\$6,500,000
Net Operating Income (Pro-forma)	\$695,714
Cap Rate (Pro-Forma)	10.5%
Price per SF (Above Grade)	\$126
Price per SF (Gross)	\$76

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FOR SALE

LOCATION MAP



1055 PORTION ROAD
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PROPERTY PHOTOS



CONTACT EXCLUSIVE AGENTS

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