



S & D Real Estate

27 East Jericho Turnpike– Suite 2, Mineola, New York 11501

516.248.6905 516.741-4587 (Fax)

888 Veterans Memorial Highway– Suite 530, Hauppauge 11788

631.761.9220 631.761.9221 (Fax)

**FOR SALE \$369,000 - EXCELLENT LOCATION
“ACROSS FROM RONKONKOMA HUB”**



LOCATION

**25 UNION AVENUE
RONKONKOMA
NEW YORK, 11779**

PROPERTY TYPE

ZONED RESIDENTIAL C

PROPERTY TYPE 484

DISTRICT 0200

SECTION 800

BLOCK 1.00

- **GREAT LOCATION** in walking distance to LIRR Ronkonkoma Station and across from Tritec “Ronkonkoma Hub”
- Freshly painted interior & exterior, gas heat, new hot water heater, all plumbing updated with new trap, newly sealed roof, ceiling tiles replaced
- **2,000 sf two-story structure (20' X 50')**
- **1st floor - 1,000 sf - 2 rooms, with storage and .5 bath**
- **2nd floor - 1,000 sf open floor plan w 1.5 baths**
- **.0964 Acre - Lot Dimensions - 42' x 100' - Lot Size 4,200 sf**
- **Taxes \$7,707.86 / Built 1962**

GINA COLETTI CELL: 631-926-5385

GCOLETTI@SDNYREALTY.COM

The information herein does not constitute an offer, representation, or warranty, and S&D Real Estate cannot guarantee the completeness or accuracy of any information contained herein. Prospective purchasers should independently verify all information pertaining to the subject property; and may do so through, among other sources, available public records from the applicable municipality.



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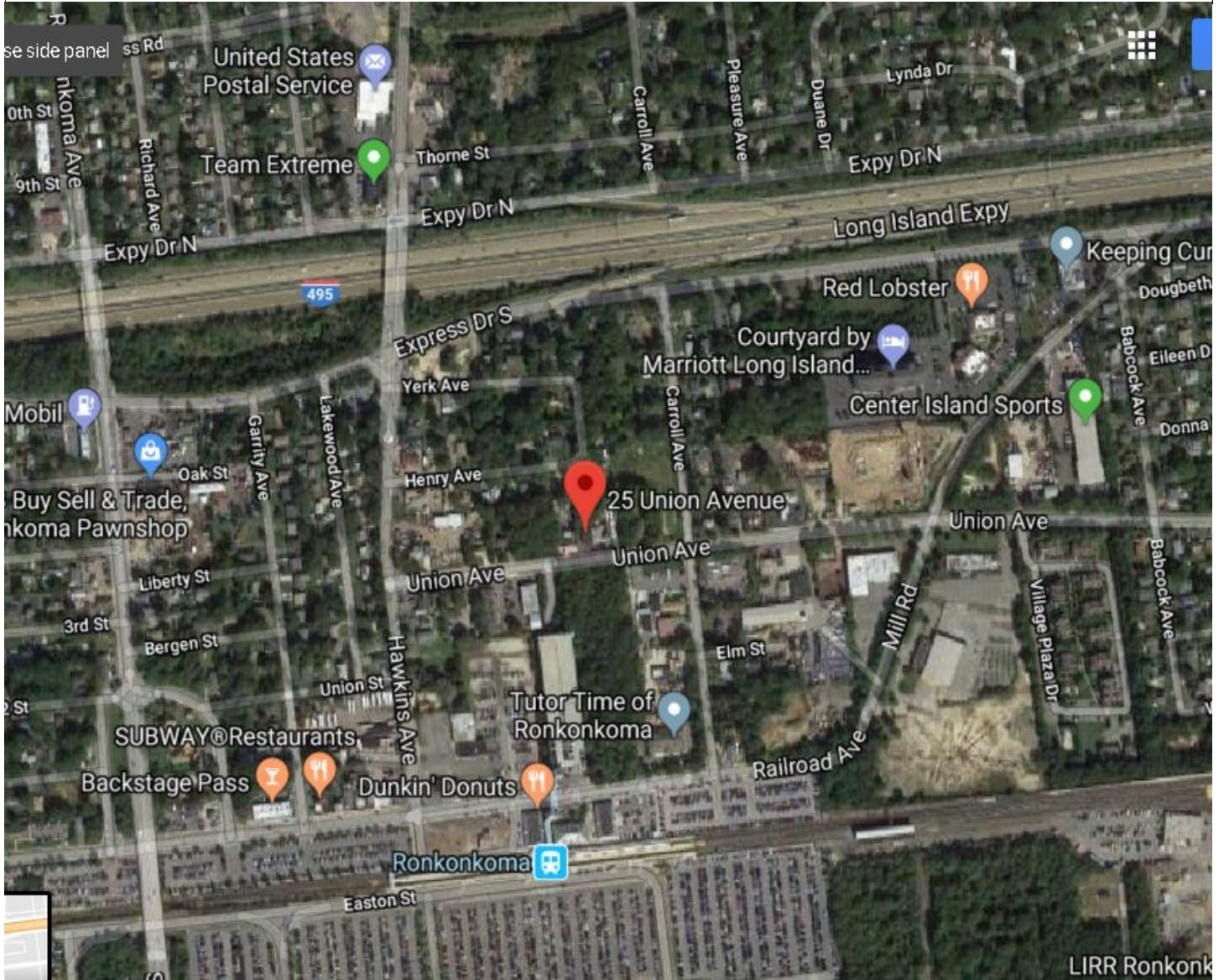
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AERIAL VIEW



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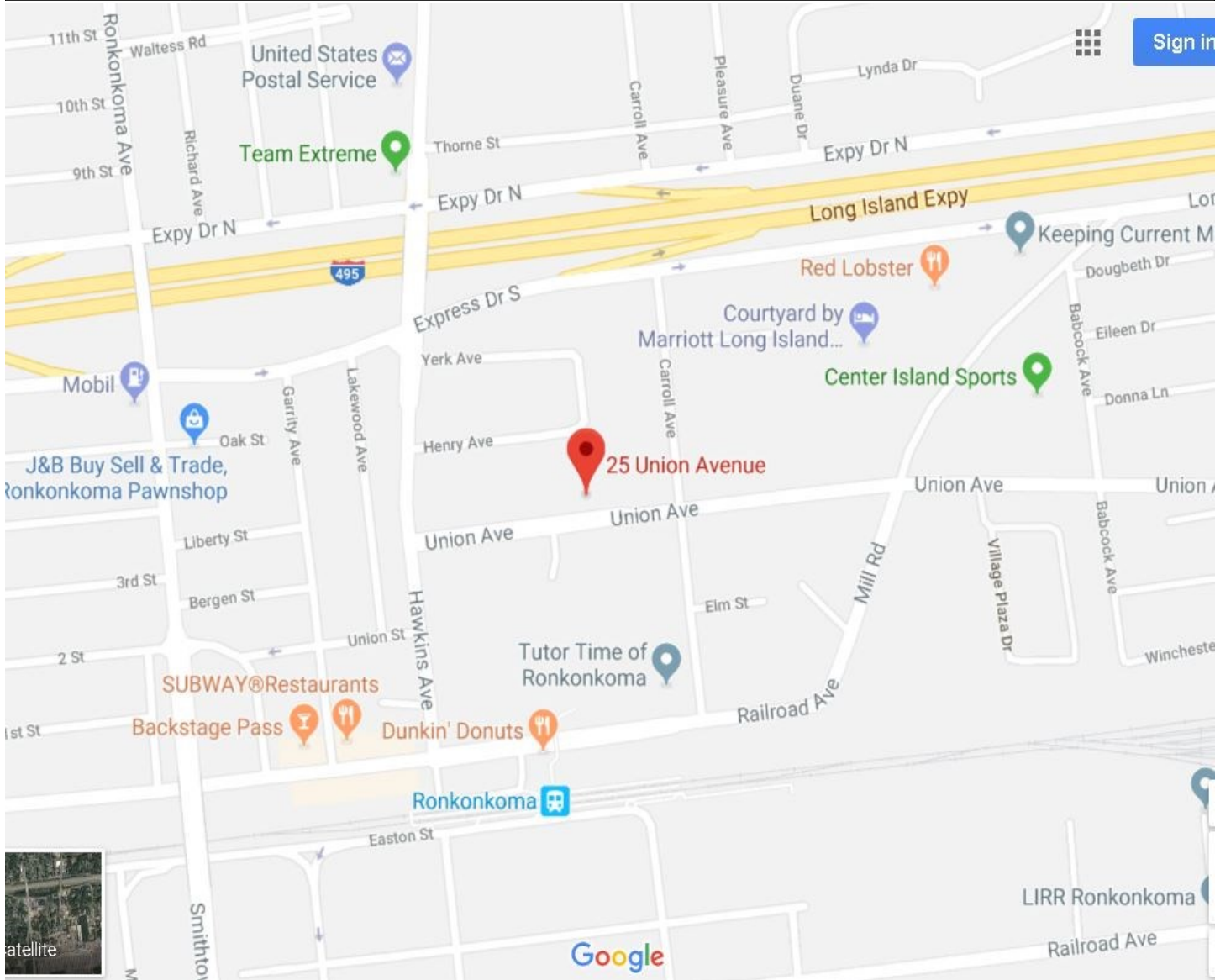
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LOCATION MAP



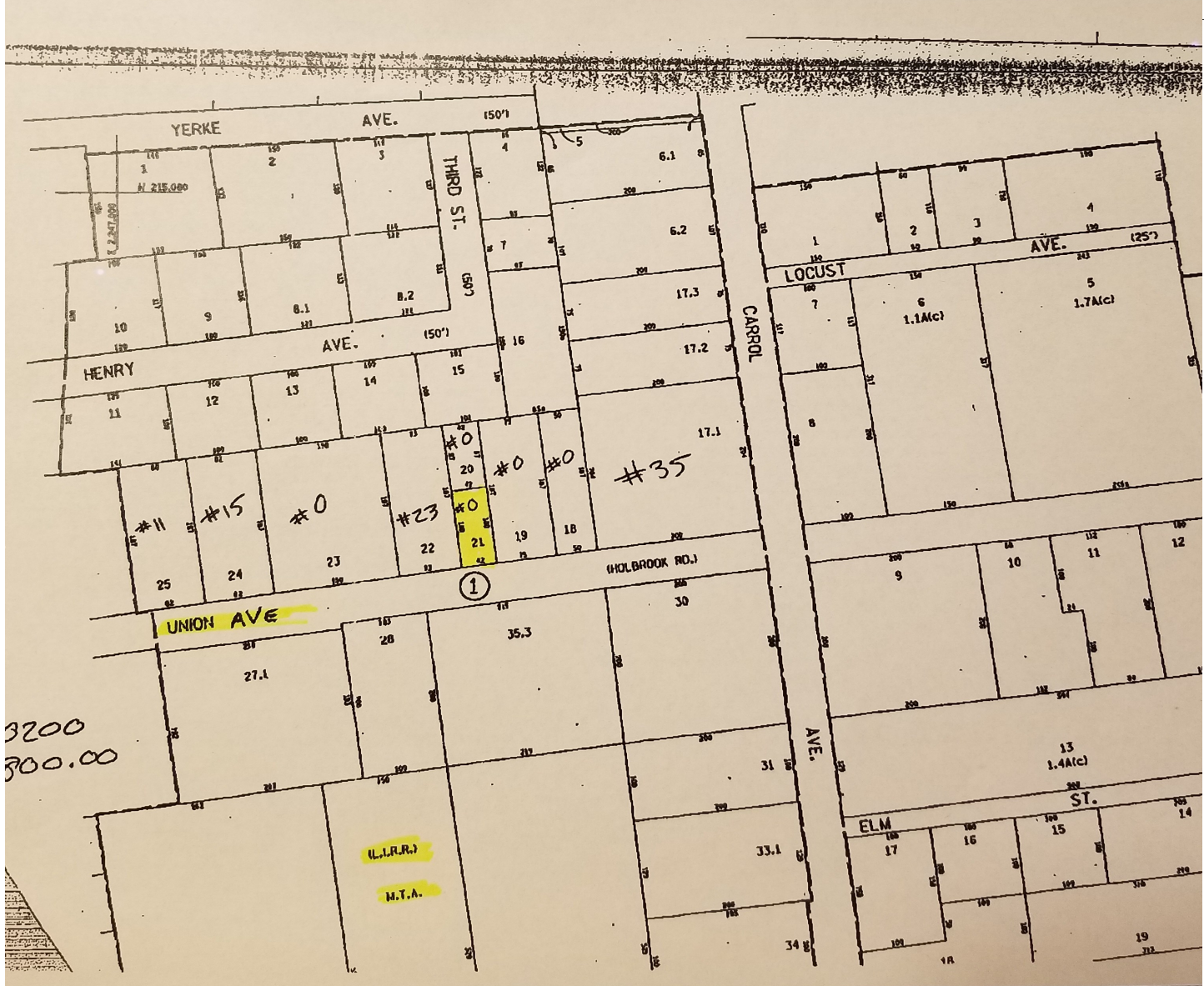
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TAX MAP



3200
300.00

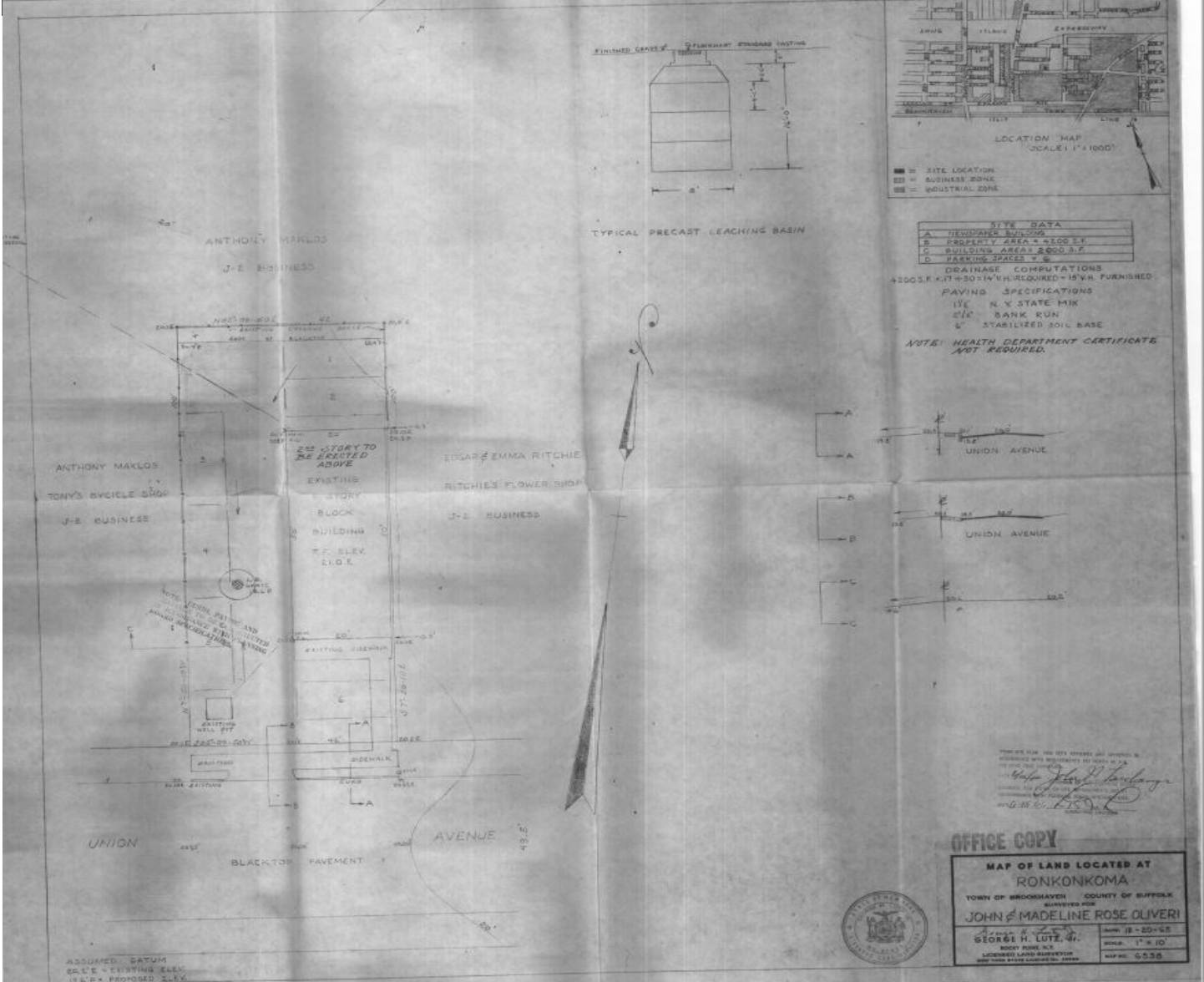
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SURVEY



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GOV. CUOMO PROPOSED RONKONKOMA HUB

NOVEMBER 20, 2017 | Albany, NY

Governor Cuomo Announces Groundbreaking on First Phase of State-of- the-Art New Ronkonkoma Hub

ECONOMIC DEVELOPMENT

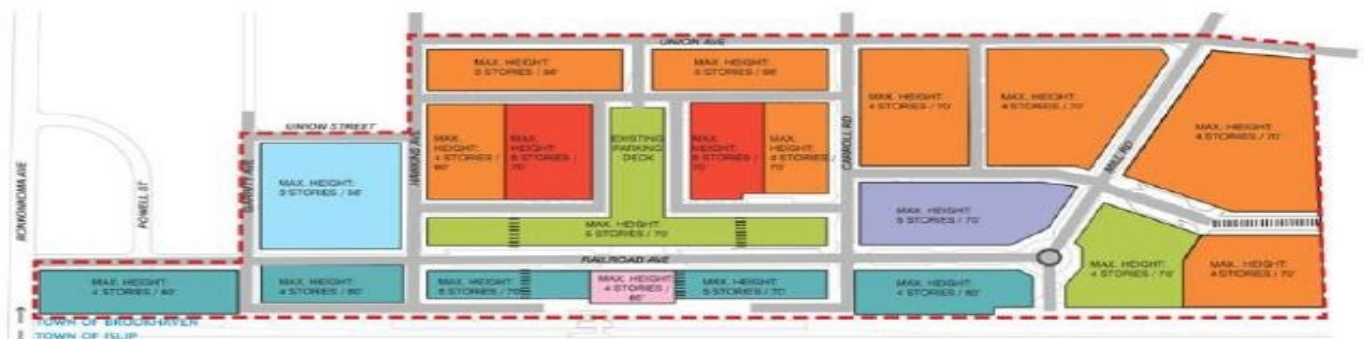
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PROPOSED RONKONKOMA HUB



LEGEND

- Development zone
- Proposed pedestrian passage
- Traffic circle

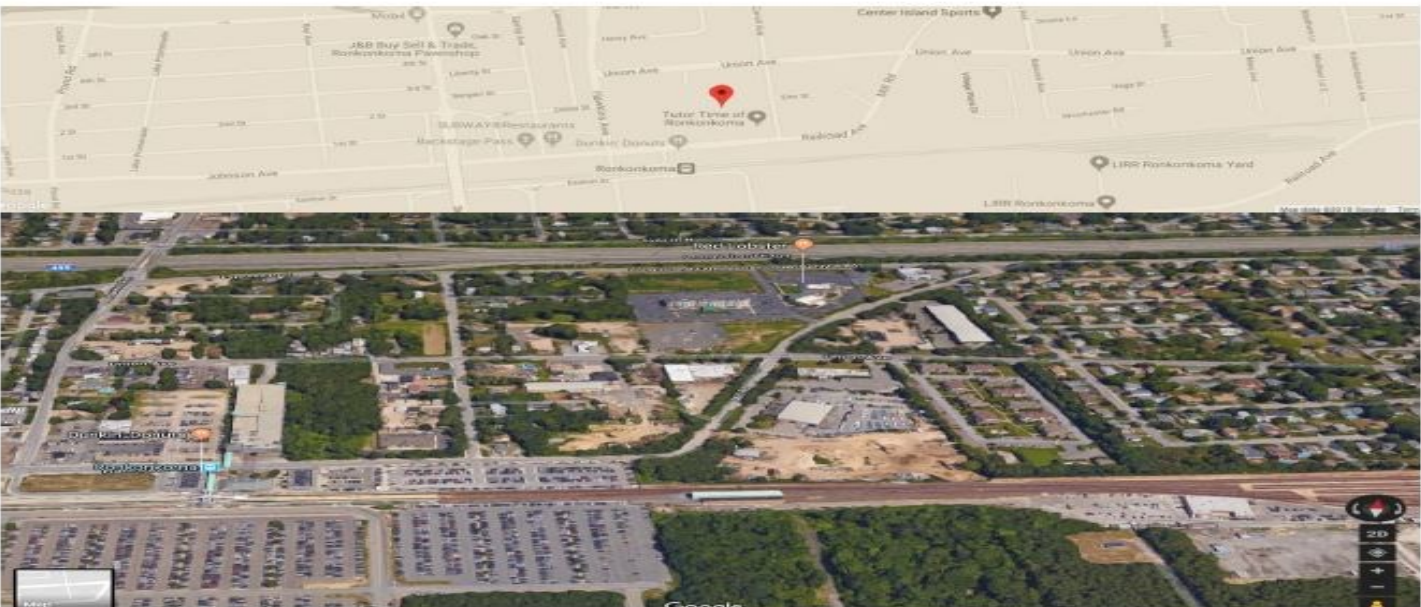
BLOCK USE

- Vertical mixed-use: Residential or office over retail, dining, and entertainment
- Vertical mixed-use: Office over retail, dining, and entertainment
- Mixed-use: Predominantly retail with residential permitted
- Residential, commercial, hospitality or institutional, with first floor retail permitted
- Residential with very limited first floor retail permitted
- Horizontal mixed-use: Residential, office, institutional
- Special use, entertainment

MAXIMUM DENSITIES

Type	Density
Residential	1,250 DU
Retail	115,000 sf
Office / Medical	365,000 sf
Open space (parking, conference, exhibition, residential)	46,000 sf

OCTOBER 7, 2013
 ORIGINAL SCALE: 1" = 200'



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