

# OFFERING MEMORANDUM

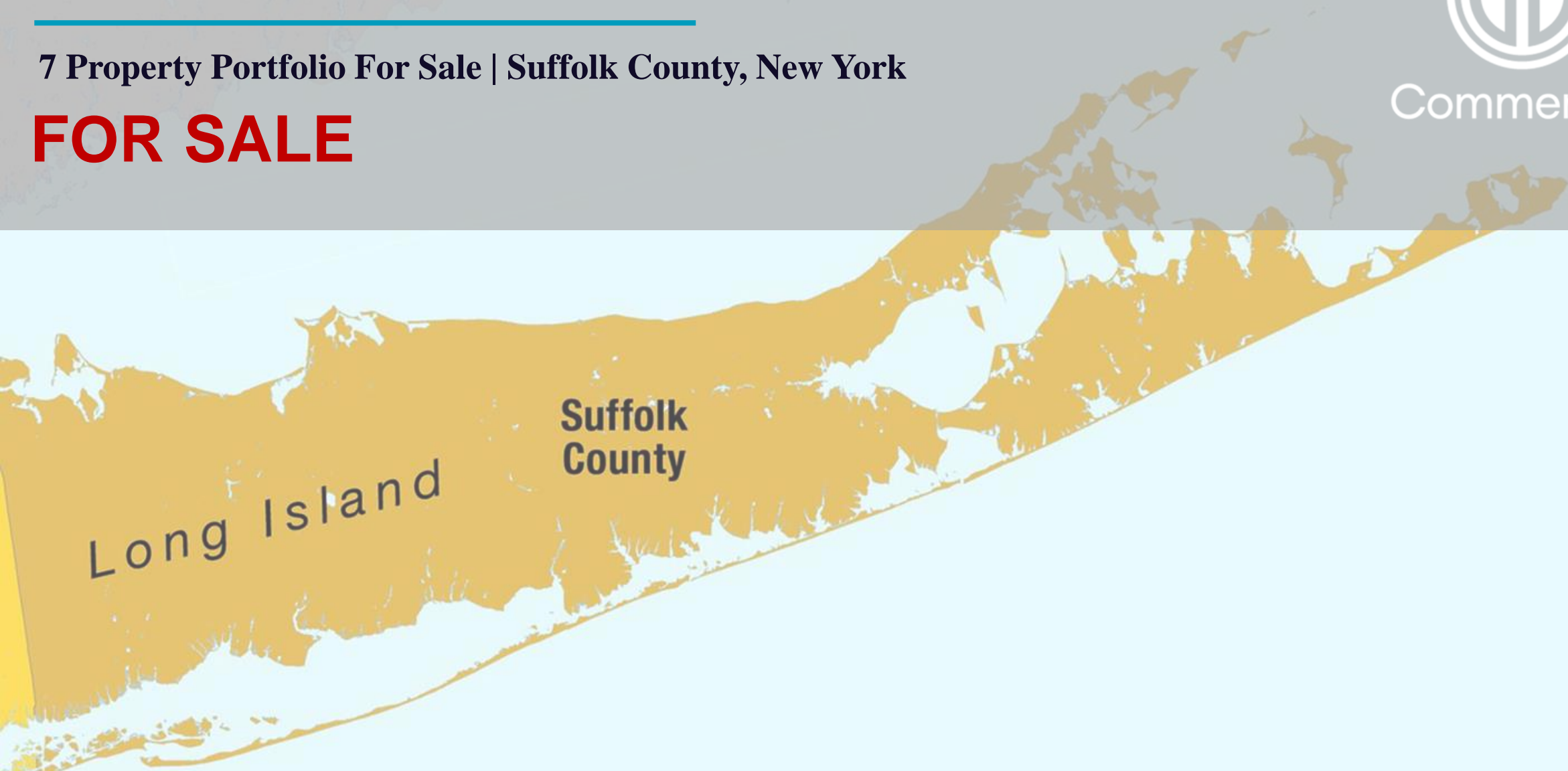
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7 Property Portfolio For Sale | Suffolk County, New York

**FOR SALE**



Commercial



[ellimancommercial.com](http://ellimancommercial.com)

# EXECUTIVE SUMMARY

## 7 Property Portfolio For Sale | Suffolk County, New York

<b>Total # Of Properties:</b>	Seven (7)	<b>Location:</b>	Suffolk County, Long Island, NY
<b>Investment Type:</b>	Value Add	<b>Portfolio Price:</b>	\$5,000,000.00

### INVESTMENT OVERVIEW:

Douglas Elliman Commercial Division as exclusive listing broker is pleased to offer this unparalleled investment opportunity: a diverse portfolio of seven (7) properties strategically located throughout Suffolk County, New York. This portfolio includes a mix of development sites and freestanding retail/office buildings, each offering unique potential for growth and profitability

### INVESTMENT HIGHLIGHTS:

**Strategic Locations:** All properties are situated in high-demand areas within Suffolk County, known for its robust economic growth and vibrant communities.

**Versatile Opportunities:** Multiple shovel ready developments sites, a fully leased auto repair shop, and more- this portfolio offers flexible options.

**Strong Market Potential:** Suffolk County's thriving business environment and growing population ensure sustained demand for commercial and residential spaces.

# PROPERTY BREAKDOWN PAGE 1

**(1) 3 Acres, Montauk Highway (Walker Ave), East Patchogue, New York**

**PARCEL ID:** 0200 975.70 04.00 021.000

**LOT SIZE:** 3 Acres  
**ZONING:** J2

**FRONTAGE:** 150 + Feet  
**ANNUAL TAXES:** +/- \$2,695.00

**PROPERTY DESCRIPTION:** 3 Acre Prime Development Site. Zoned J2, this site is strategically situated on heavily traveled Montauk Highway in East Patchogue. Minutes to Patchogue Village, major thoroughfares and the Bellport and Patchogue Commuter rails, this location is ideal for any retail or office development site. 150 Feet of frontage at this highly visible site with tremendous traffic counts and great demographics. Potential to change Zoning to L1.

**(2) 0.14 Acres Montauk Highway (Robinson Blvd.), East Patchogue, New York**

**PARCEL ID:** 0200 975.80 05.00 016.002

**LOT SIZE:** 0.14 Acre  
**ANNUAL TAXES:** +/- \$1,897.00

**ZONING:** J2

**PROPERTY DESCRIPTION:** 0.14 Acre Lot strategically located on heavily traveled Montauk Highway sees 20K vehicles per day. Minutes from Patchogue Village, Bellport and Patchogue commuter rails with easy access to major thoroughfares. Ideal Location for a Food Truck or Parking.

**(3) 643 Old Medford Avenue, Medford, New York**

**PARCEL ID:** 0200 894.00 01.00 038.000

**LOT SIZE:** 0.51 Acres  
**ZONING:** J2

**APPROVED BLDG. SIZE:** 2,500 SF  
**ANNUAL TAXES:** +/- \$875.00

**PROPERTY DESCRIPTION:** Excellent Opportunity to Buy or Lease 0.51 Acre Site with approved plans for a 2,500 SF Medical Office Building. Strategically located on heavily traveled Route 112 (Medford Ave) in Patchogue. Surrounded by local and national retailers. Minutes to Patchogue Village, with easy access to major thoroughfares. Over 100 feet of frontage at this highly visible location. Sold with approved engineering and plans.

**(4) 560 Sunrise Highway, Blue Point, New York**

**PARCEL ID:** 0200 975.20 03.00 001.000

**LOT SIZE:** 0.65 Acres  
**ANNUAL TAXES:** +/- \$7,092.00

**ZONING:** J2

**PROPERTY DESCRIPTION:** 0.65 Acre strategically situated on the South Service Road of heavily traveled Sunrise Highway in Patchogue. Traffic Counts exceed 80,000 vehicles passing per day. Situated within seconds of Nicholls Road, the extremely busy and popular Gateway Plaza shopping center and surrounded by local and major national retailers. Ideal for any retail or office use. Zoned J2.

## PROPERTY BREAKDOWN PAGE 2

### (5) 1595 Ecke Avenue, Bellport, New York

**PARCEL ID:** 0200 975.90 02.00 017.000

**BLDG. SIZE:** +/- 1,000 SF  
**ZONING:** J-Business

**LOT SIZE:** 0.18 Acre  
**ANNUAL TAXES:** +/- \$7,556.00

**PROPERTY DESCRIPTION:** Excellent Opportunity to Buy or Lease this +/- 1,000 SF Freestanding Retail/Office Building strategically located at the corner of Montauk Highway and Ecke Ave in Bellport. This highly visible location features parking for +/- 10 vehicles on 0.18 Acres with 2 curb cuts. Zoned J2, this location sees approximately 15,000 vehicles passing per day. Ideal location for any retail or professional office use. Located within minutes of Patchogue Village, the Bellport and Patchogue commuter rails and conveniently located near major thoroughfares.

### (6) 1.27 Acres Middle Country Rd., Selden, New York

**PARCEL ID:** 0200 474.00 03.00 060.000

**LOT SIZE:** 1.27 Acre  
**ZONING:** J2

**APPROVED BLDG. SIZE:** 7,600 SF  
**ANNUAL TAXES:** +/- \$13,056.00

**PROPERTY DESCRIPTION:** Excellent Opportunity to Buy or Lease Shovel Ready Site with Approvals in Place to Build a 7,600 SF Medical Building!! 1.27 Acres Prime Land situated on heavily traveled Middle Country Rd in Selden. Located directly across from extremely busy Selden Plaza shopping center. Ideal location for any medical office use!! Brand-new luxury apartments being built on opposite side of the road plus directly across from extremely busy Selden Plaza Shopping Center, this site is also just steps from Country Road 83 with easy access to the LI Expressway, Sunrise Highway and other major thoroughfares. Tremendous traffic counts, high visibility and over 150 feet of frontage.

### (7) 445 East Main Street, Patchogue, New York

**PARCEL ID:** 0200 977.60 01.00 014.000

**BLDG. SIZE:** 2,029 SF  
**ZONING:** J6

**LOT SIZE:** 0.37 Acres  
**ANNUAL TAXES:** +/- \$13,820.00

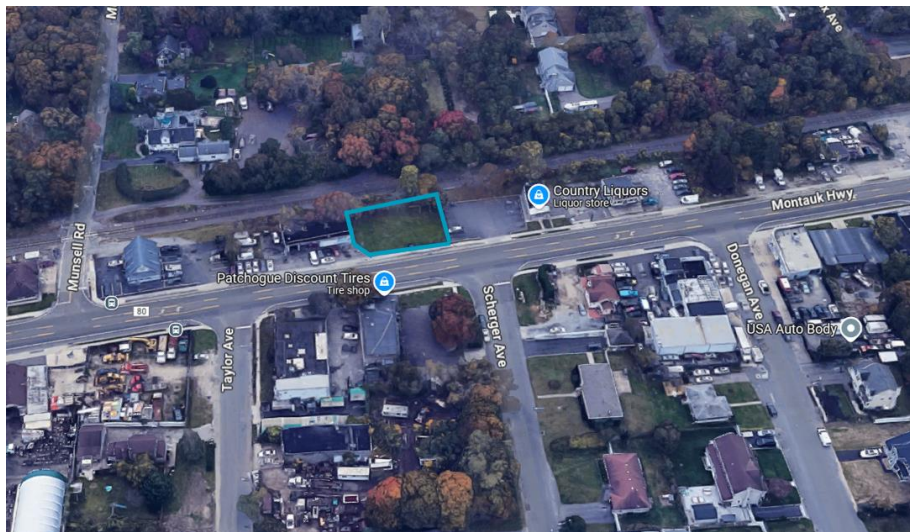
**PROPERTY DESCRIPTION:** Fully Leased! 2,029 +/- SF Auto Repair Shop on a Busy Corner in the Heart of Patchogue! Located a 4 Way Traffic Light. This Property Features 3 Curb Cuts. 0.37 Acre Lot With 105 Feet of Frontage. An Ideal Redevelopment Opportunity! Strategically Located on Heavily Traveled Montauk Highway with Traffic Counts of Over 25k Vehicles Per Day! Great Investment Opportunity!

# PROPERTY PHOTOS PAGE 1

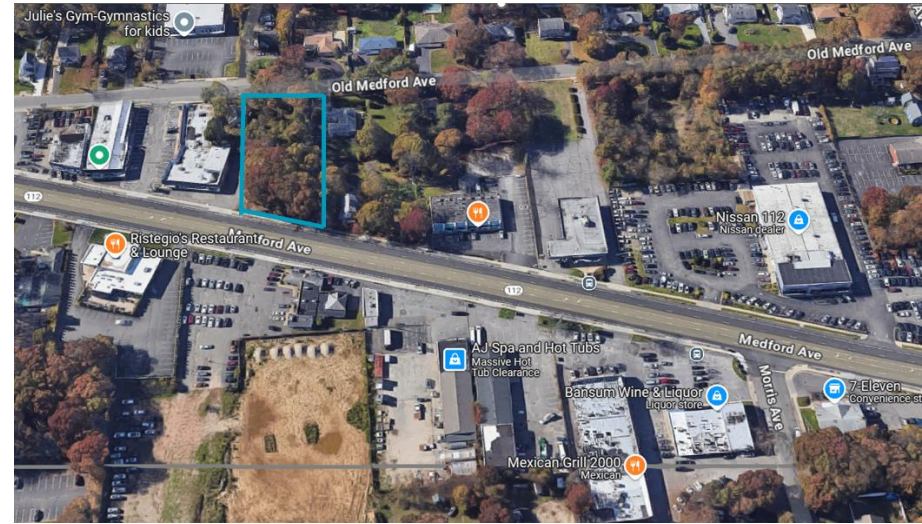
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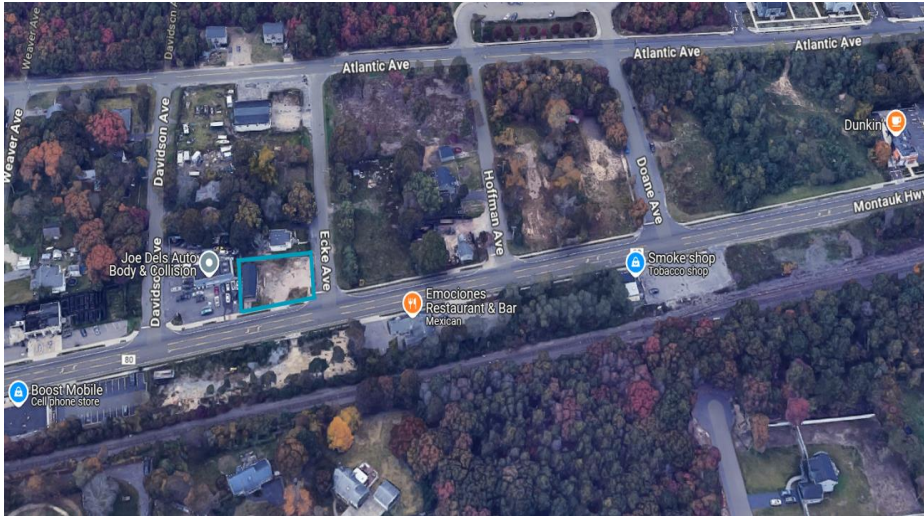


**(4) 560 Sunrise Highway, Blue Point,**



# PROPERTY PHOTOS PAGE 2

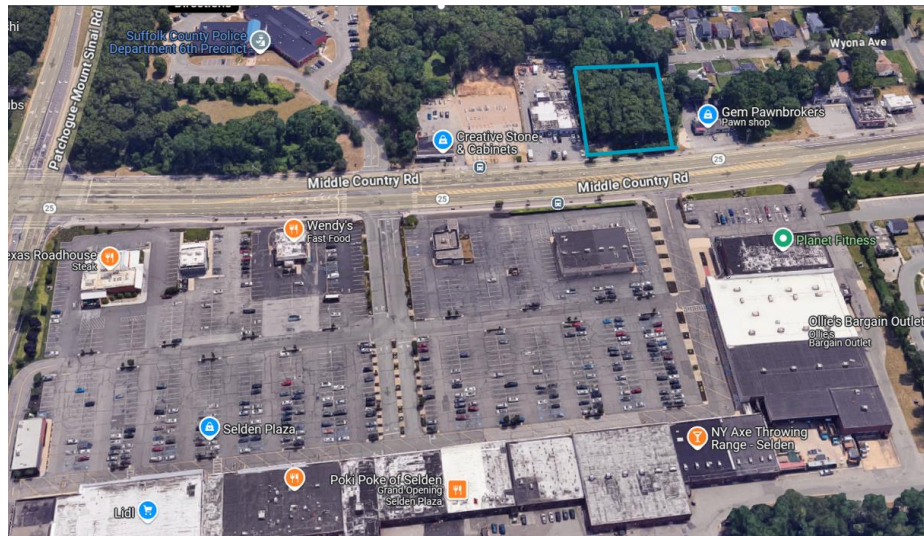
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 **Douglas Elliman**  
Commercial  
We Are Commercial Real Estate

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## Commercial

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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 other 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.