

Property For Sale

Heritage Square Office Park

100 S Jersey Ave East Setauket, NY 11733



For More Information:

Devang Patel

Licensed Real Estate Salesperson

Douglas Elliman Commercial - Long Island

631.220.2860

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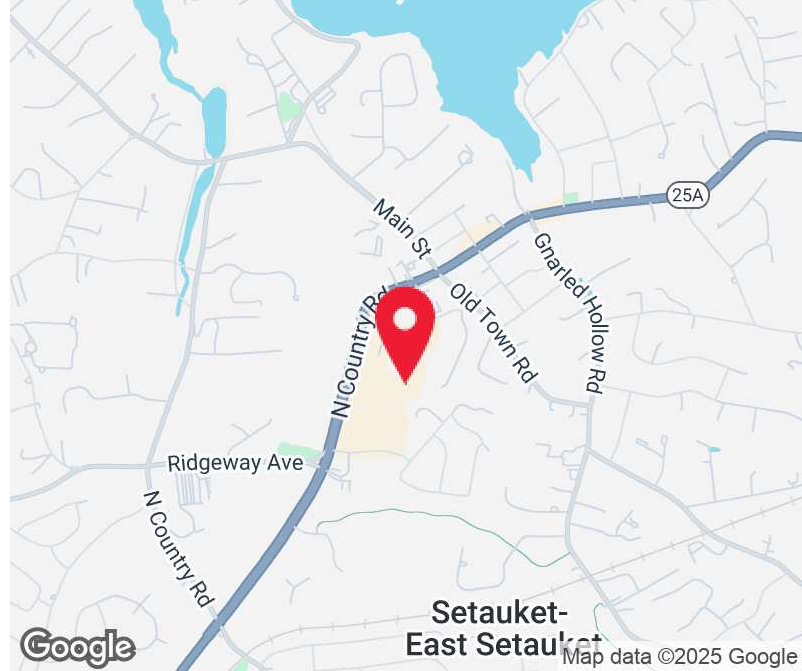
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Offering Summary

Sale Price:	\$650,000
Building Size:	20,297 SF
Available SF:	
Lot Size:	1,180 SF
Price / SF:	\$32.02
Year Built:	1985
Zoning:	CB
Market:	Long Island (New York)
Submarket:	Central Suffolk

Property Overview

****Condo Units 19 & 20 – Heritage Square Office Condominiums, Setauket, NY****

Presenting an exceptional opportunity at ****Heritage Square Office Condominiums****, ****Units 19 & 20**** offer a prime professional space in the heart of Setauket. Currently utilized as a well-established ****doctor's office****, these two contiguous units provide an ideal setup for medical, dental, or professional office use. Featuring a ****functional layout****, the space includes ****multiple exam rooms, private offices, a reception area, and ample storage****, catering to a variety of business needs. 2200 sq.ft

With ****flexibility in ownership****, these units can be ****sold together or separately****, offering great potential for owner-users or investors. The ****well-maintained complex**** provides a ****professional atmosphere, ample parking, and convenient access**** to major roadways, shopping, and other amenities. Whether you're looking to expand your practice or establish a new office, Units 19 & 20 at Heritage Square present a ****rare and valuable opportunity**** in a sought-after location.

Property Highlights

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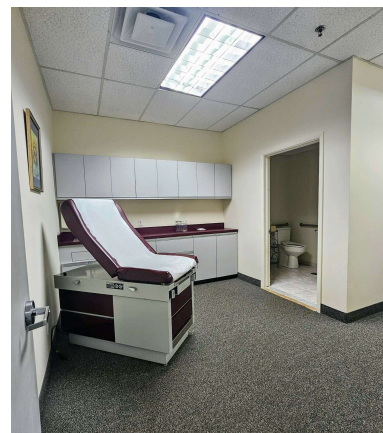
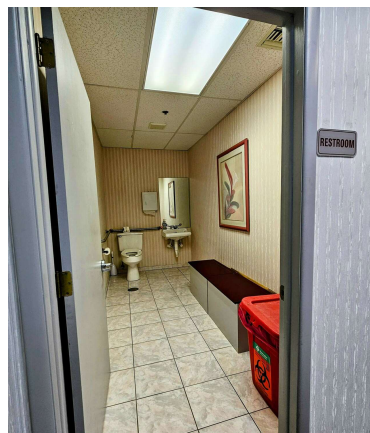
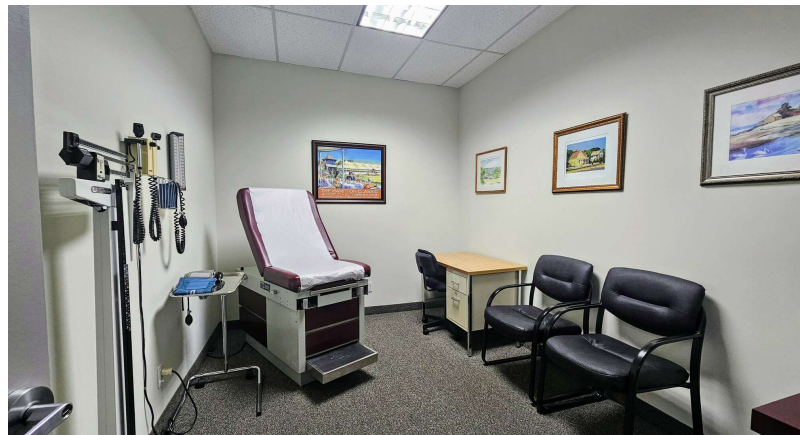
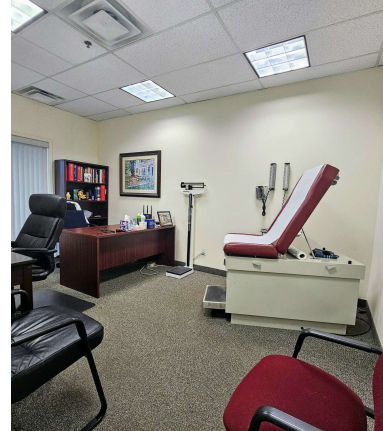
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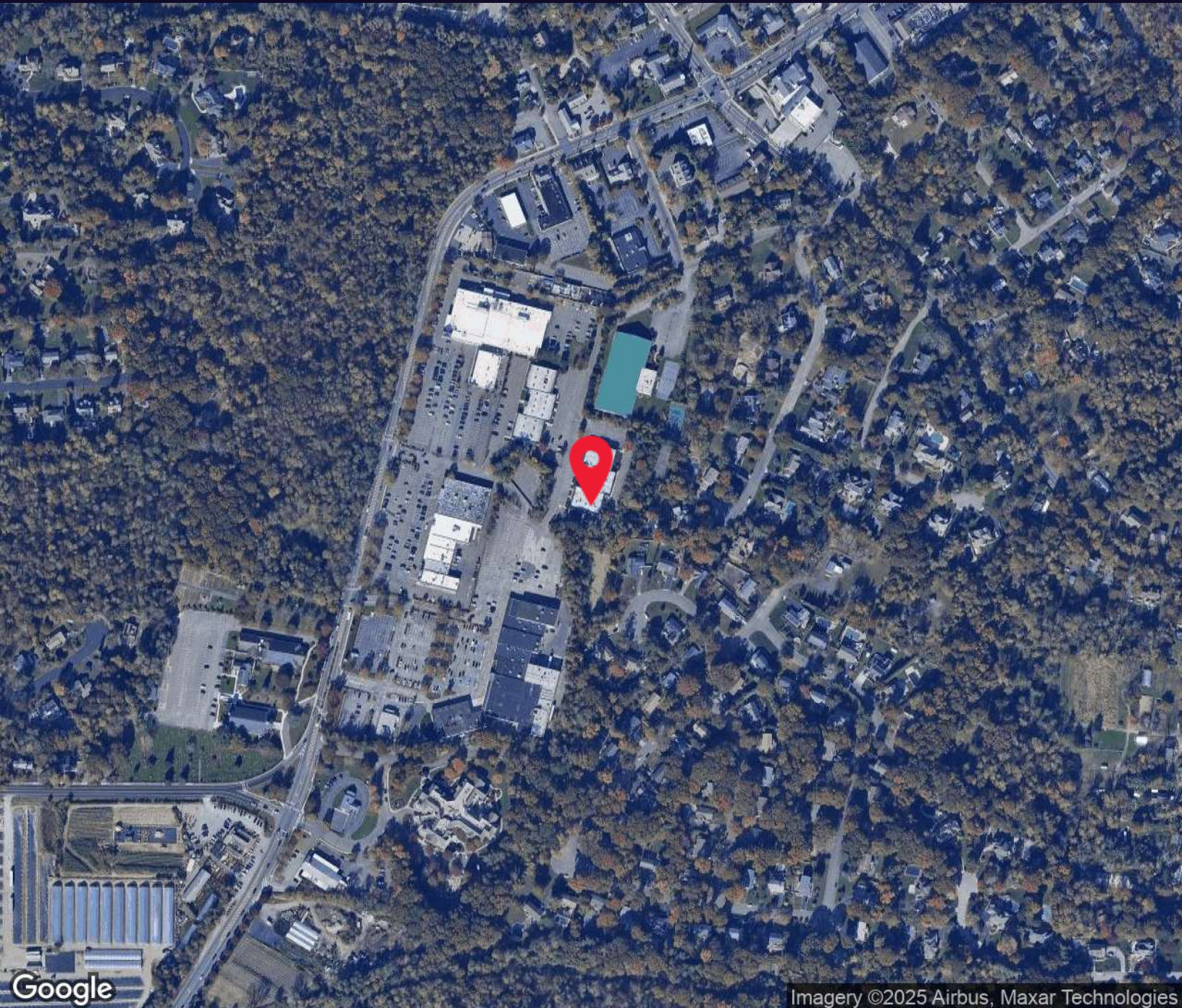
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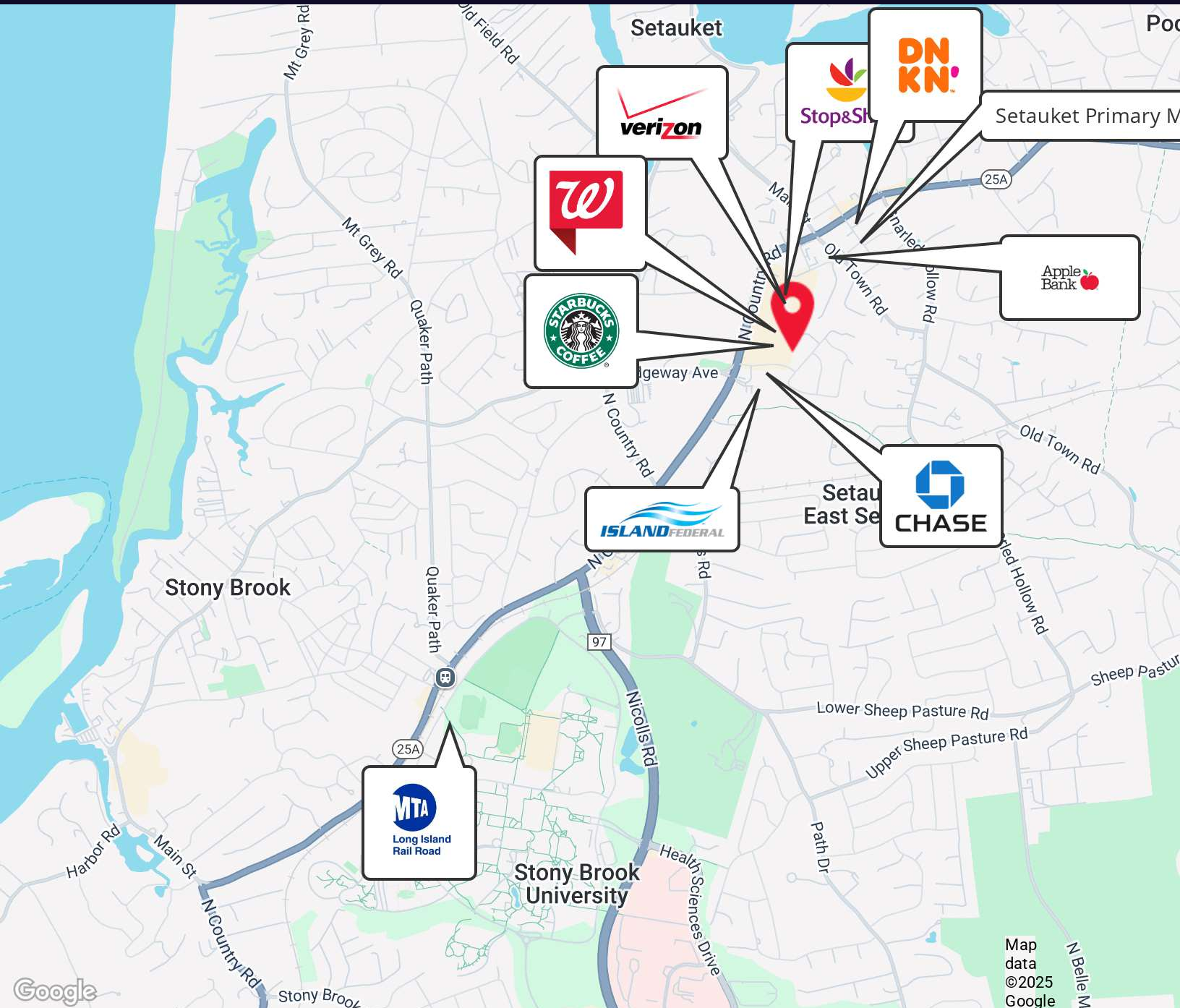
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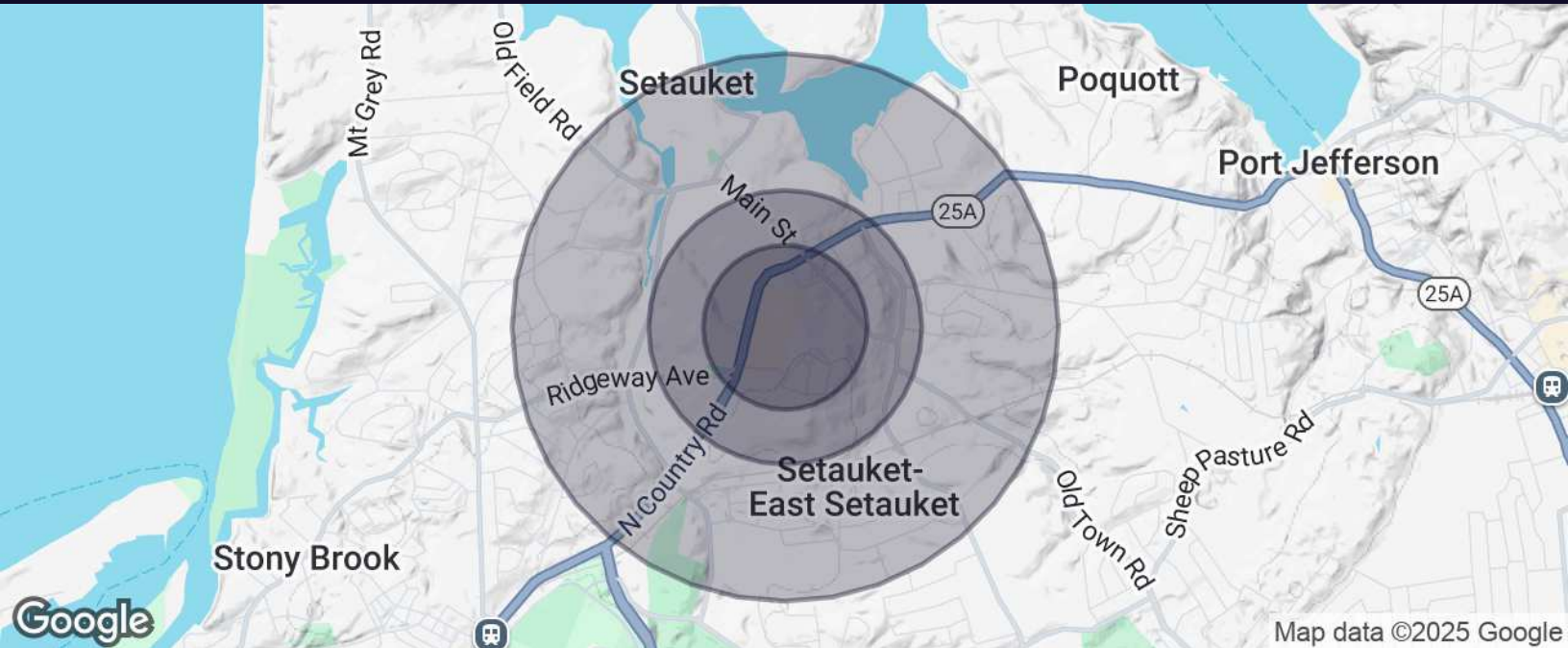
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Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	377	1,061	4,963
Average Age	46	46	44
Average Age (Male)	44	44	43
Average Age (Female)	49	48	45

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	120	344	1,692
# of Persons per HH	3.1	3.1	2.9
Average HH Income	\$297,973	\$282,032	\$247,997
Average House Value	\$790,508	\$809,169	\$784,241

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