

# OFFERING MEMORANDUM

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65 Carleton Avenue (County Road 17) | Islip Terrace, New York 11752

**FOR SALE**



# EXECUTIVE SUMMARY

65 Carleton Avenue | Islip Terrace, New York 11752

<b>Building Size:</b>	+/- 5,500 SF	<b>Total Lot Size:</b>	1.51 Acres
<b>Curb Cuts:</b>	(3) Three	<b>Parking:</b>	+/- 50 Spaces
<b># of Bays:</b>	(9) Nine	<b>Zoning:</b>	BD 1 (Business District 1) + Residential
<b># Of Stories:</b>	(2) Two	<b>Frontage:</b>	234 Feet
<b># of Lots:</b>	(3) Three	<b>Corner Property:</b>	Yes
<b>Annual Taxes:</b>	\$33,395.00	<b>Sale Price:</b>	\$1,700,000.00

*\*enter disclaimer here...*

## Property Overview

Unique Opportunity to Purchase this versatile property located on heavily traveled Carleton Avenue (County Rd 17) in the heart of Islip Terrace. Comprised of three (3) lots totaling 1.51 Acres. Strategically positioned corner property at busy traffic lit intersection lends itself to the ideal redevelopment opportunity! Over 24,000 vehicles pass the site each day. Ample parking for +/- 50 vehicles with 9 bays. The second floor at one time was a 2-bedroom apartment and is now a blank space ready to be refinished with proper permits. The mixed Business and Residential zoning also offer the prime opportunity for redevelopment!

## Property Highlights

- Turnkey Opportunity for Auto Repair Business/End User or Ideal Redevelopment Opportunity
- Corner Location with Tremendous Visibility at Traffic Lit Intersection
- 9 Bays for Auto Repair Service and 3 Curb Cuts and Ample Parking
- Tremendous Traffic Counts with 24K Cars Passing a Day

*Exclusively represented by:*

**Michael G. Murphy**

President | Commercial Division  
631.858.2460 Email: michael.murphy@elliman.com



# ADDITIONAL PHOTOS

65 Carleton Avenue | Islip Terrace, New York 11752



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**Michael G. Murphy**

President | Commercial Division

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



# AERIAL VIEW OF PROPERTY

65 Carleton Avenue | Islip Terrace, New York 11752



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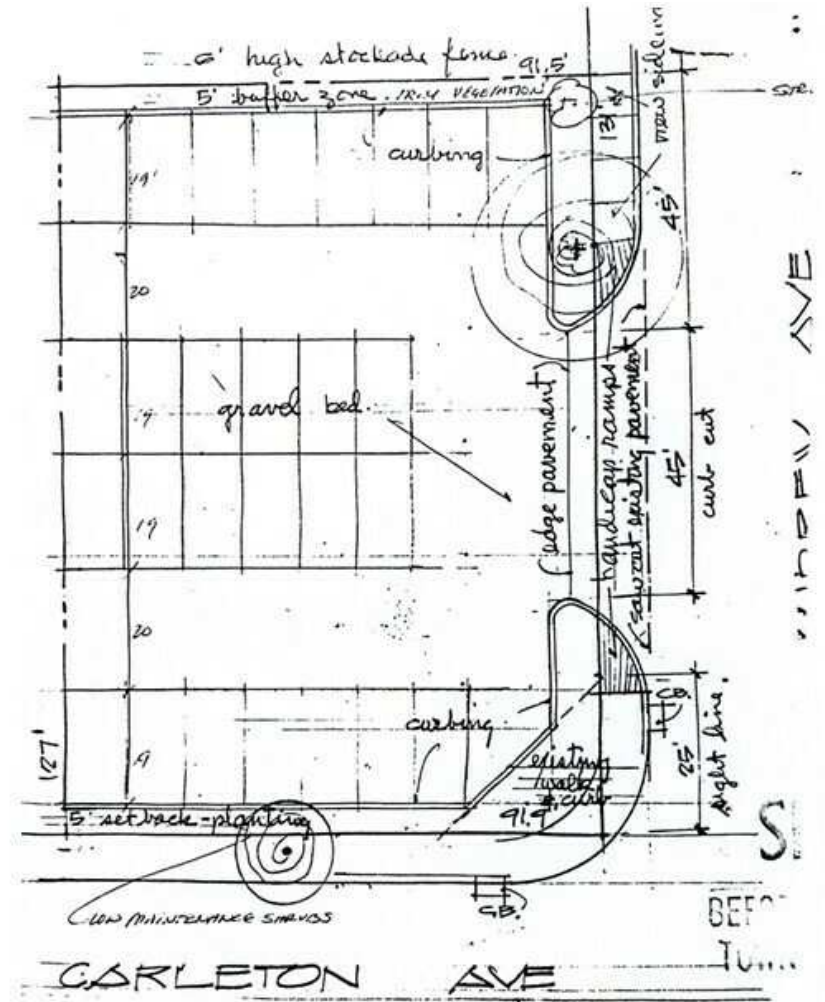
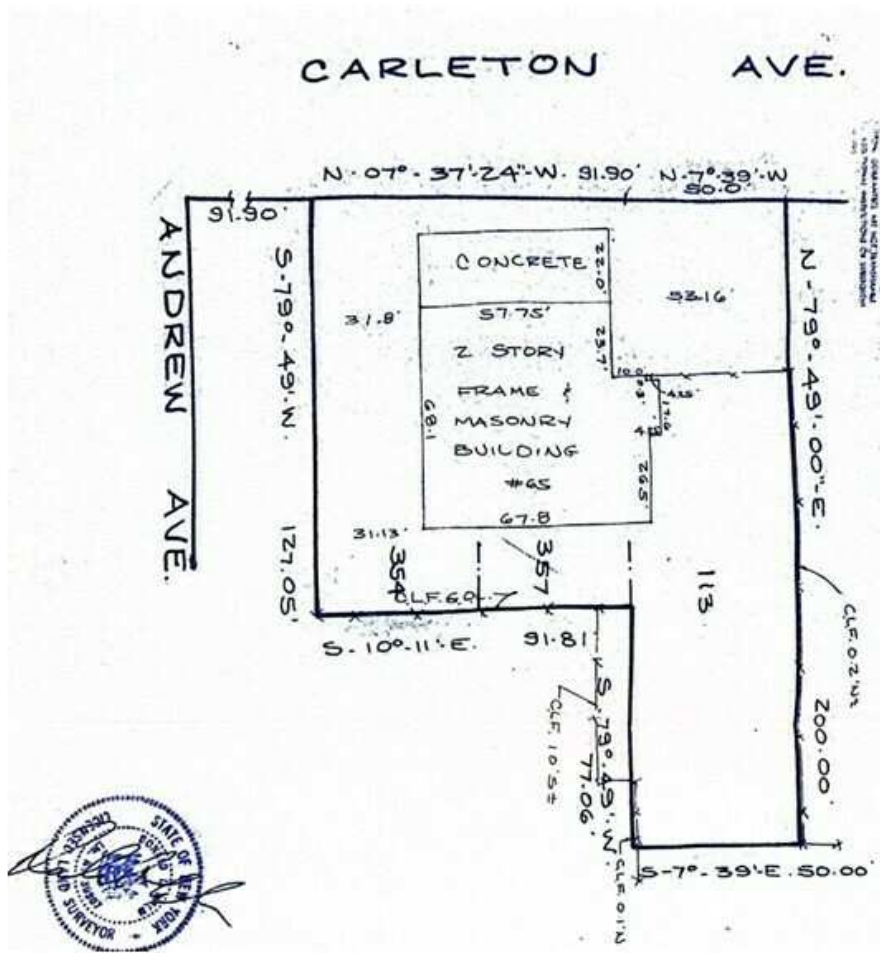
President | Commercial Division

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



# PROPERTY SURVEYS

65 Carleton Avenue | Islip Terrace, New York 11752



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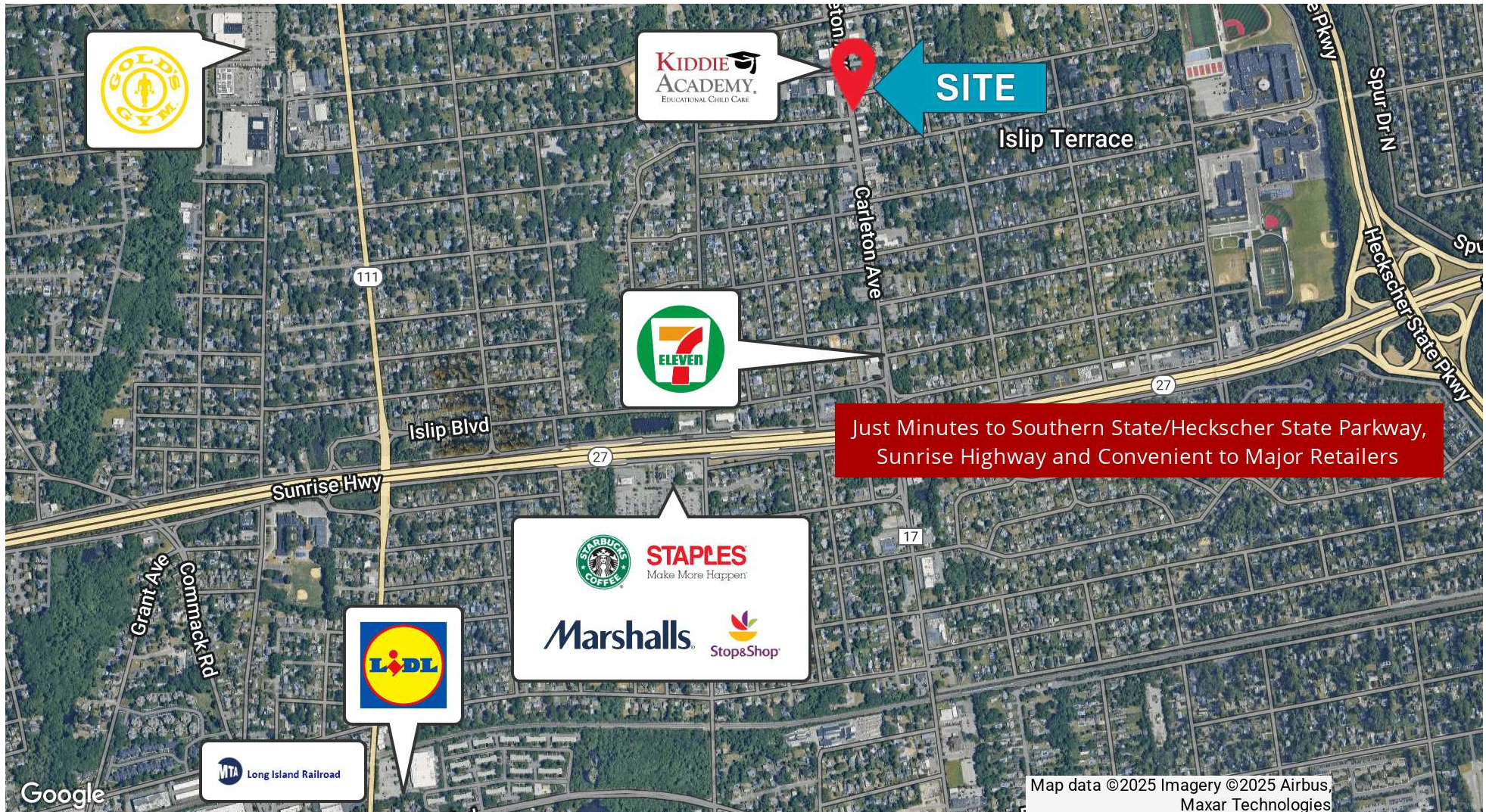
President | Commercial Division

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# RETAILER MAP

65 Carleton Avenue | Islip Terrace, New York 11752



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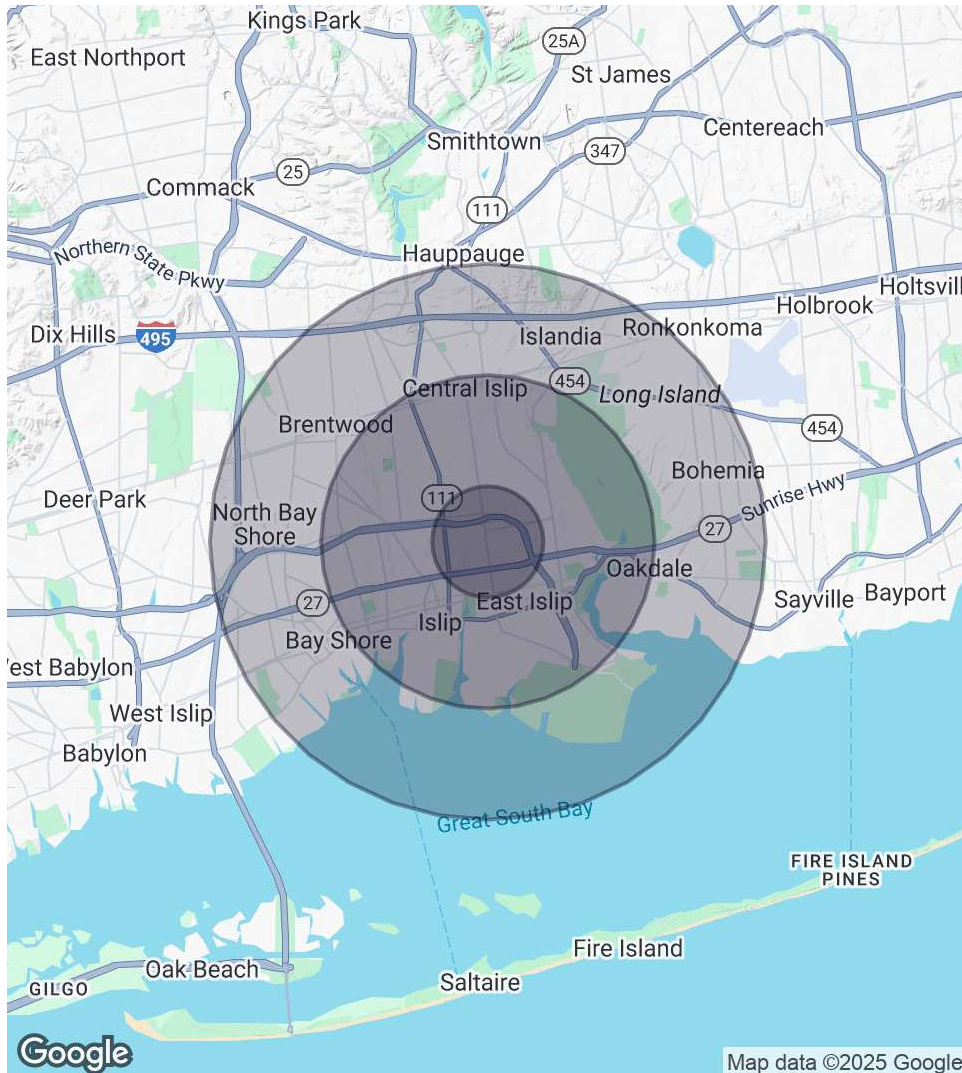
President | Commercial Division

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# DEMOGRAPHICS MAP & REPORT

65 Carleton Avenue | Islip Terrace, New York 11752



## 1 Mile Radius

### Population

11,222

### Households

3,721

### Average HH Income

\$163,021

## 3 Miles Radius

### Population

103,212

### Households

30,810

### Average HH Income

\$152,302

## 5 Miles Radius

### Population

226,328

### Households

67,001

### Average HH Income

\$156,015

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# ADVISOR BIO 1

65 Carleton Avenue, Islip Terrace NY | 65 County Road 17 Islip Terrace, NY 11752



## Michael G. Murphy

President | Commercial Division

michael.murphy@elliman.com

Direct: 631.858.2460 | Cell: 631.834.2626

## Professional Background

Michael G. Murphy is the President & Head of Operations of Douglas Elliman Real Estate's Commercial Division, a leading full-service commercial brokerage firm. In addition to his role overseeing the day-to-day operations of the multibillion-dollar Commercial office, Michael also sits on the Senior Executive Advisory Board at Elliman, one of the leading real estate firms in the world. In his innumerable roles Michael is responsible for strategic planning and the company's day-to-day commercial operations that involves overseeing more than 100 offices spanning across the five boroughs. He plays a pivotal role in the recruitment of top talent, business development, and integrating the company's real estate brokerage activities with project management and facilities management.

A trendsetter in the world of real estate, Murphy is responsible for the inception of a full-service commercial real estate division at Douglas Elliman. In 2003, it was Michael who shaped the idea of a commercial unit to take advantage of the referrals that were filtering out of the company's residential offices. Since its commencement, Michael has developed an exceptional referral base of loyal clients, completing in excess of a billion dollars in real estate transactions which include Hotels, Shopping centers, Triple Net opportunities, Land deals, several noteworthy office/ industrial leases and retail developments with national chains. Having represented some of the most recognized names in the Real Estate and Business arena, Michael brings a depth of knowledge to the Commercial Division that is second to none.

A self-starter, creative problem solver and an expert negotiator, Murphy has proven to be a trailblazer and is an iconic figure in the business industry. Prior to joining Douglas Elliman, he was a managing principal at Global Commercial Realty. He also co-owned and operated the "Dublin" Group, a chain of successful restaurant/bars throughout the Long Island area including Dublin Down, Dublin Over, Dublin Deck, Planet Dublin, Murphy's Law, Venue 56, as well as his newest venture in the hospitality, Industry Prato 850, A Gastro Pub, and hot spot in Commack.

In 2007 Michael was a recipient of Long Islands Prestigious 40 under 40 award, which is given to outstanding members of the business community who are under the age of 40. For well over a decade Michael has consistently been honored with numerous TOP Broker awards such as the Pinnacle Award, Platinum award and has consecutively been presented with the Award for # 1 Commercial Broker for GCI and Transactions within the Elliman network. Michael was also the Recipient of the CoStar Power Broker Award in 2016, 2017, 2018 and 2019 and was honored as Long Island Business News Top Commercial Broker for 2017.

Michael has an extensive academic background receiving his MBA in International Business from Franklin College, in Lugano Switzerland where he was selected from an elite group of scholars to participate in a one year accelerated program after first receiving his B.A. from CW Post Long Island University, where he played football on scholarship.

His professional affiliations include Commercial Industry Brokers Society of Long Island (CIBS), International Council of Shopping Centers (ICSC), Long Island Commercial Network (LICN) and LIBI. He participates in several philanthropic activities donating both time and financial aid to various charities including the Sunshine Kids, American Heart Association, Toys for Tots, St. Jude, All Inclusive Lacrosse and more.

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## **We Are Commercial Real Estate**

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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.