

FOR SALE OR LEASE

Medical | Office Suite

250 Patchogue-Yaphank Rd East Patchogue, NY 11772



For More Information:

Dennis Gandley

Licensed Real Estate Salesperson

Douglas Elliman Commercial - Long Island

631.858.2406

dennis.gandley@elliman.com

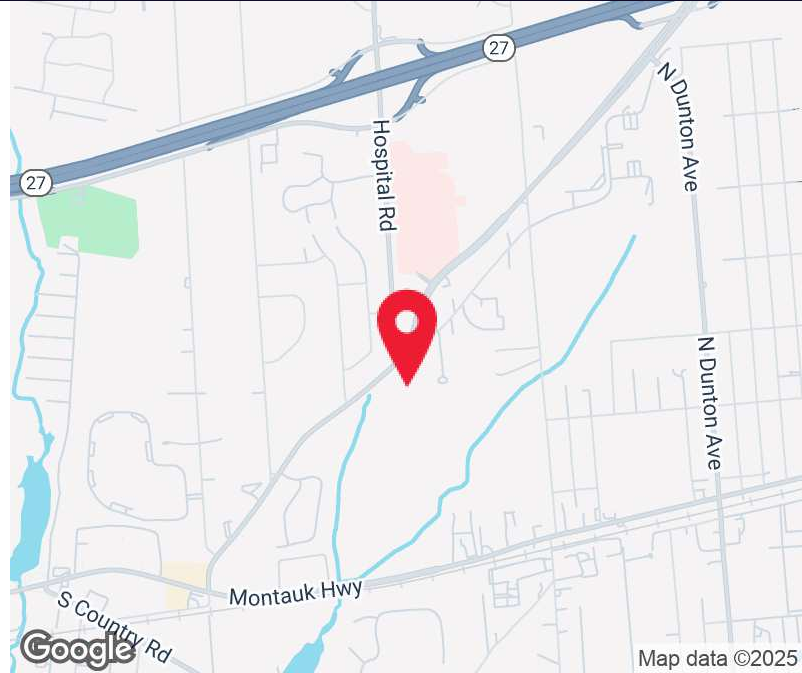
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Medical | Office AVAILABLE | SALE or LEASE

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Offering Summary

Sale Price:	\$240,000
Lease Rate:	\$2,500/mo. MG
Building Size:	21,183 SF
Available SF:	1,038 SF
Number of Units:	27
Year Built:	1980

Property Overview

1,038 SF Updated Medical | Office Suite located in close proximity to Long Island Community Hospital. The floor plan consists of 4 exam rooms, 2 ADA compliant bathrooms, file room and reception/waiting area.

Property Highlights

- Prime Location
- Close proximity to Long Island Community Hospital
- Multi-Tenant Professional Medical | Office Building
- Ample Parking

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Commercial

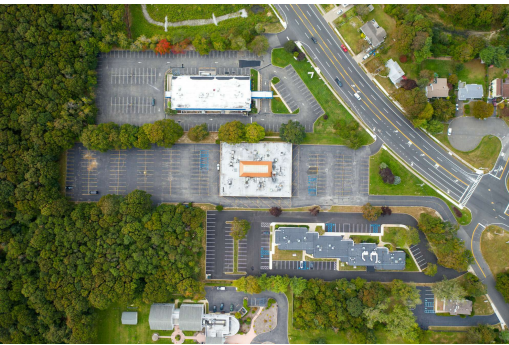
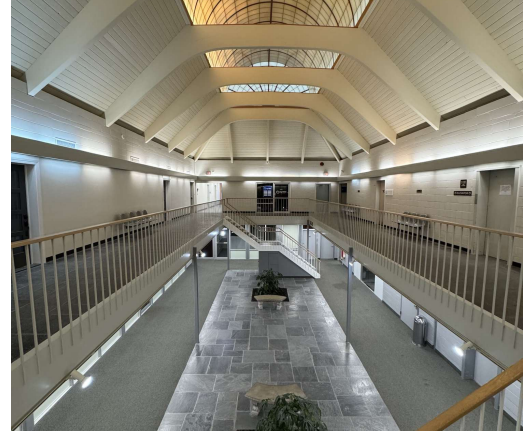
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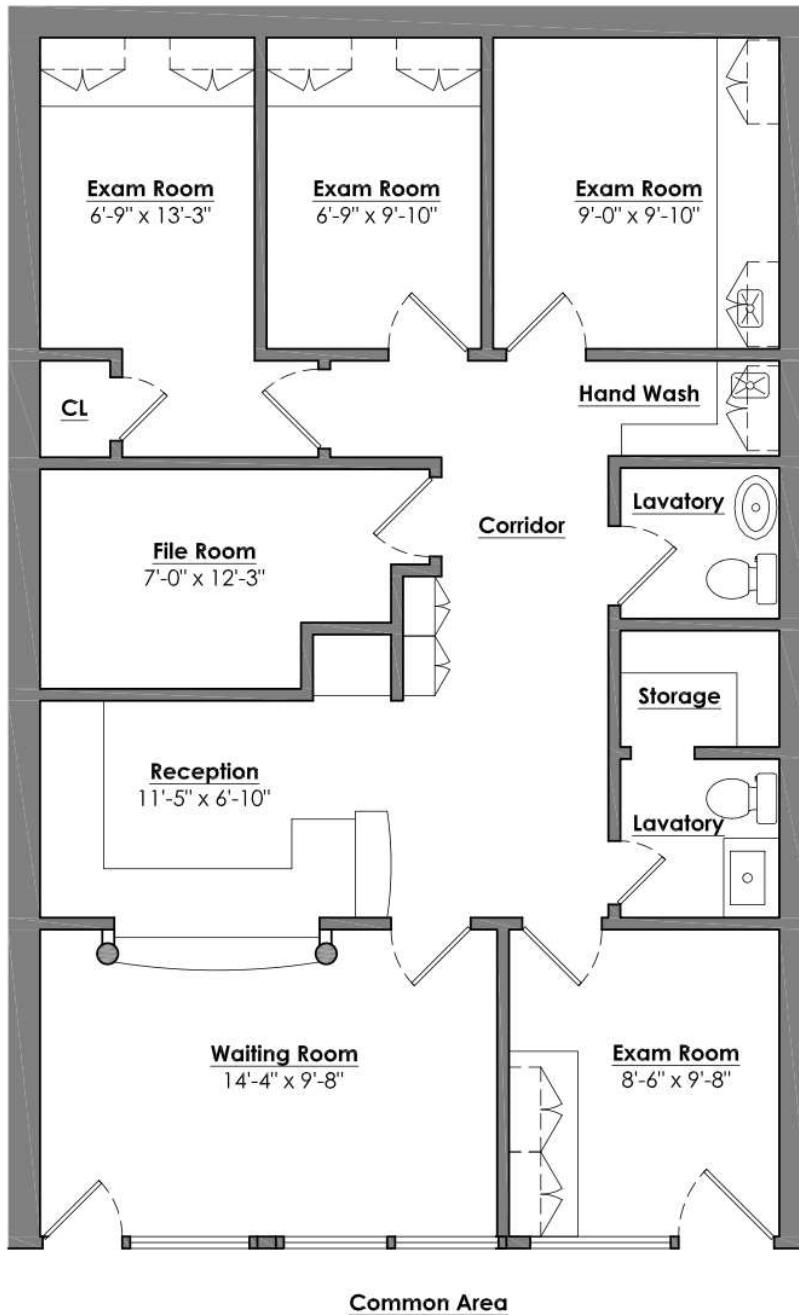
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Floor Plan

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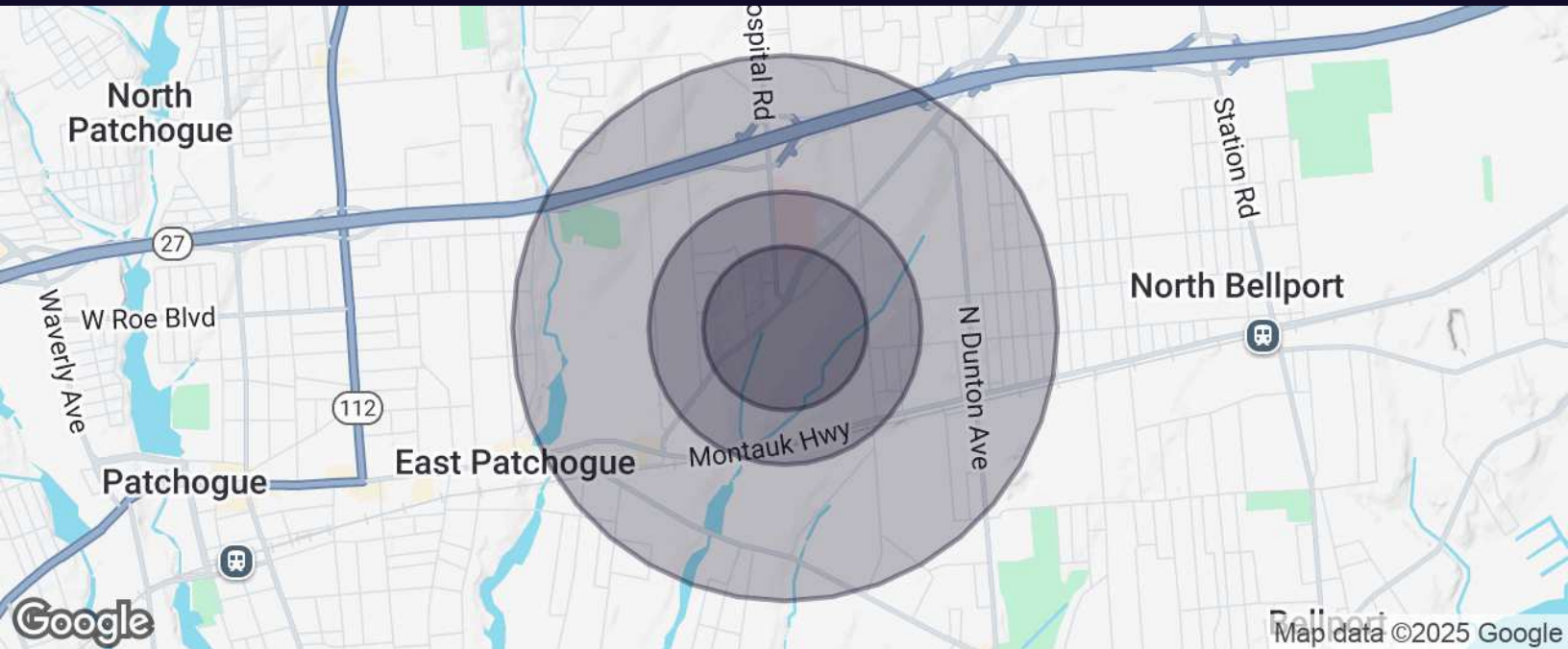
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Demographic Map

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Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	483	1,630	6,878
Average Age	44	45	45
Average Age (Male)	41	42	42
Average Age (Female)	46	47	47

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	203	685	2,741
# of Persons per HH	2.4	2.4	2.5
Average HH Income	\$120,370	\$123,769	\$124,995
Average House Value	\$587,457	\$600,544	\$557,171

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