

FOR SALE



# 136 WOODBURY ROAD, WOODBURY

INVESTMENT OPPORTUNITY | 2-STORY MEDICAL / PROFESSIONAL OFFICE BUILDING | TOWN OF OYSTER BAY



# EXECUTIVE SUMMARY

**ASKING PRICE: \$2,150,000**

**7.08% CAP RATE (PROJECTED)**

Cushman & Wakefields pleased to exclusively offer for sale, 136 Woodbury Road, Woodbury. The property is an 8,260 SF two-story office building situated on a 68,389 SF (1.57 Acre) lot zoned Neighborhood Business (NB). The asset boasts proximity to the Cold Spring Harbor LIRR Station and excellent exposure along Woodbury Road in both north and south directions.

**136 Woodbury Road** offers 24-hour access and a total of 11 medical / professional office suites. The property is currently 91% leased, with just one 722 SF vacant suite on the first floor. The property is just 1-Mile north of Jericho Turnpike (NY 25), providing convenient access to the Long Island Expressway (I-495) and the Northern State Parkway.

## FINANCIAL SUMMARY

Effective Gross Annual Income	\$272,905
Total Annual Expenses	(\$120,584)
<b>Net Operating Income (Projected)</b>	<b>\$152,320</b>

# PROPERTY SNAPSHOT

## PROPERTY INFORMATION

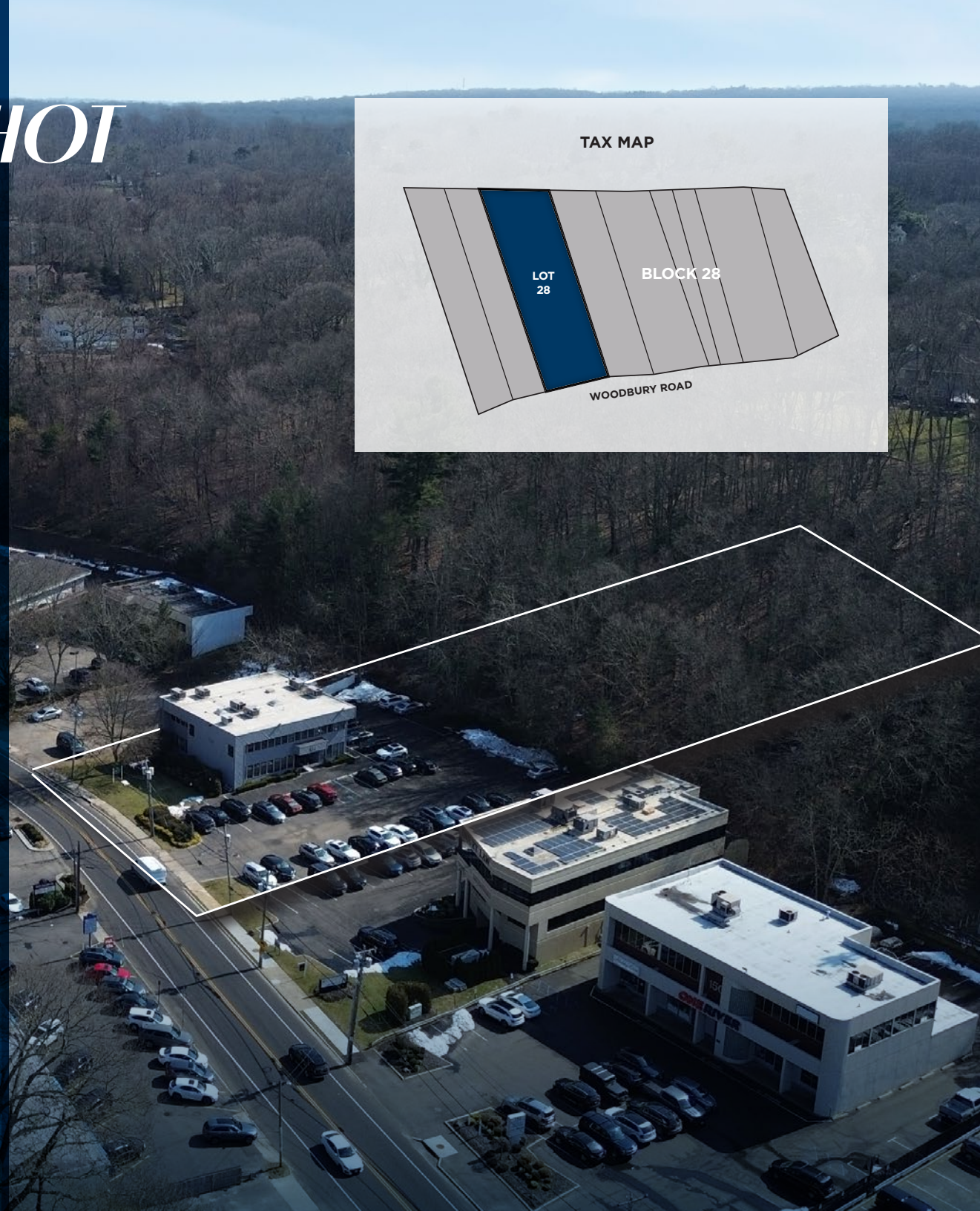
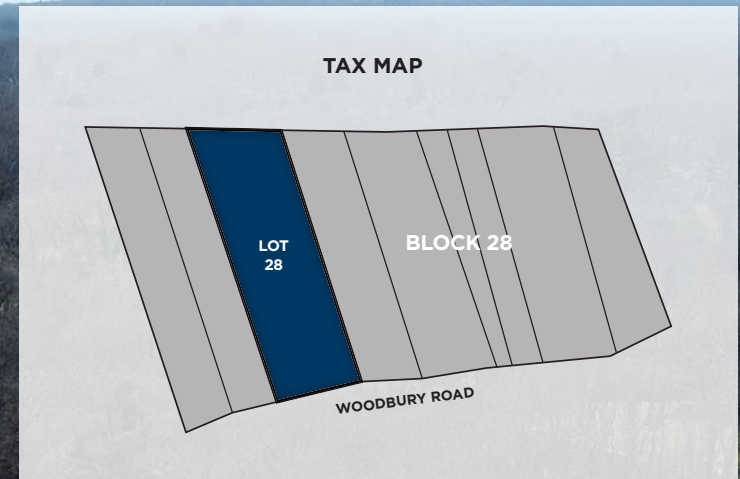
<b>Address:</b>	136 Woodbury Road, Woodbury, NY
<b>Municipality:</b>	Town of Oyster Bay
<b>Section / Block / Lot:</b>	14 / 28 / 28
<b>Zoning:</b>	Neighborhood Business (NB)
<b>Lot Acreage:</b>	1.57 Acres (approx.)
<b>Lot SF:</b>	<b>68,389 SF (approx.)</b>

## BUILDING INFORMATION

<b>Year Built:</b>	1977
<b>Stories:</b>	2
<b>Tenancy:</b>	Multi
<b>Below Grade SF:</b>	2,386 SF (approx.)
<b>Above Grade SF:</b>	5,874 SF (approx.)
<b>Total Gross SF:</b>	<b>8,260 SF (approx.)</b>
<b>Parking Spaces:</b>	47 (approx.)
<b>Commercial Units:</b>	11

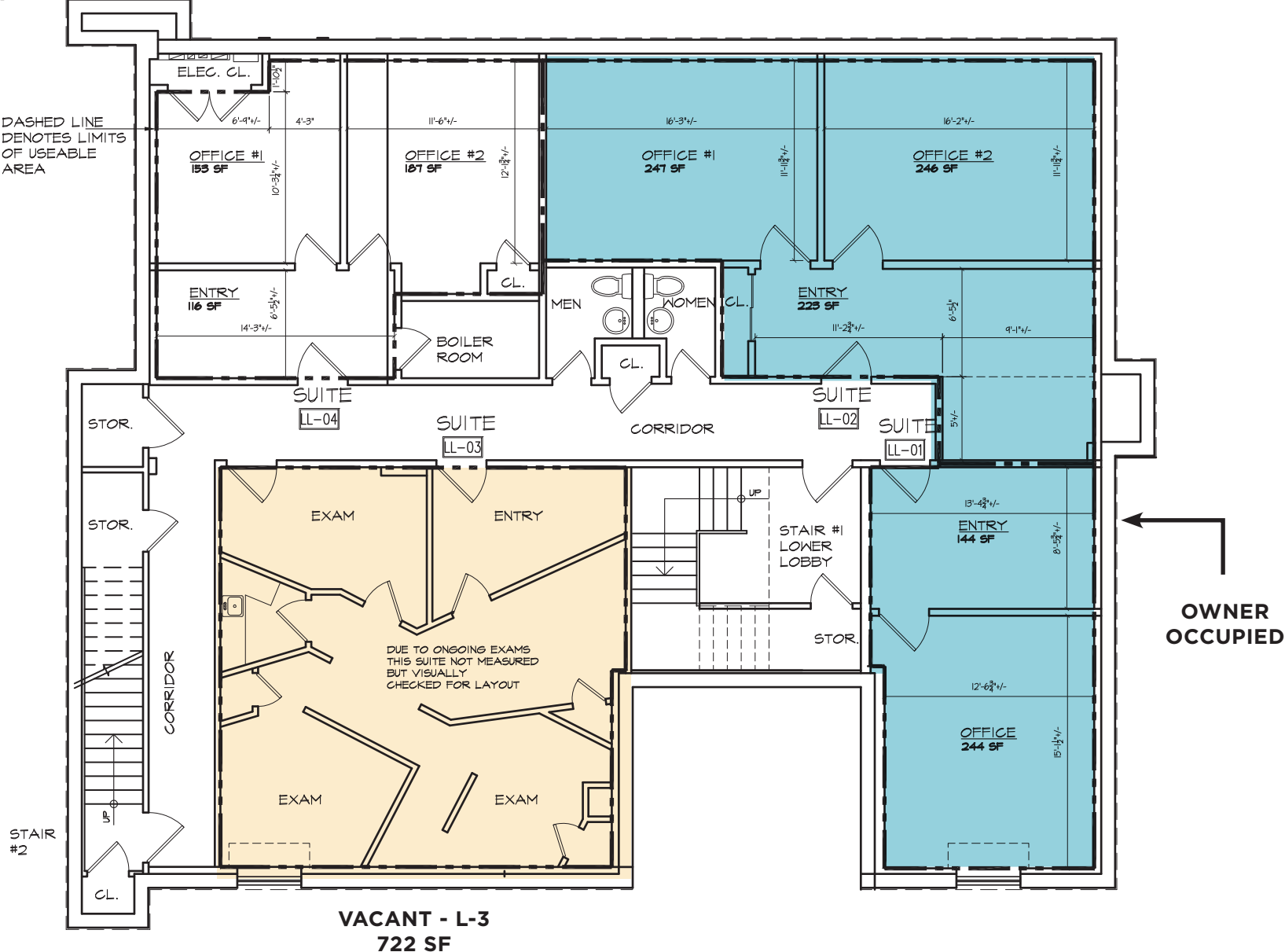
## TAX INFORMATION (2024)

<b>School Taxes:</b>	\$39,203
<b>General Taxes:</b>	\$22,422
<b>Total Taxes:</b>	\$61,625 - \$7.46 / SF



# FLOOR PLANS

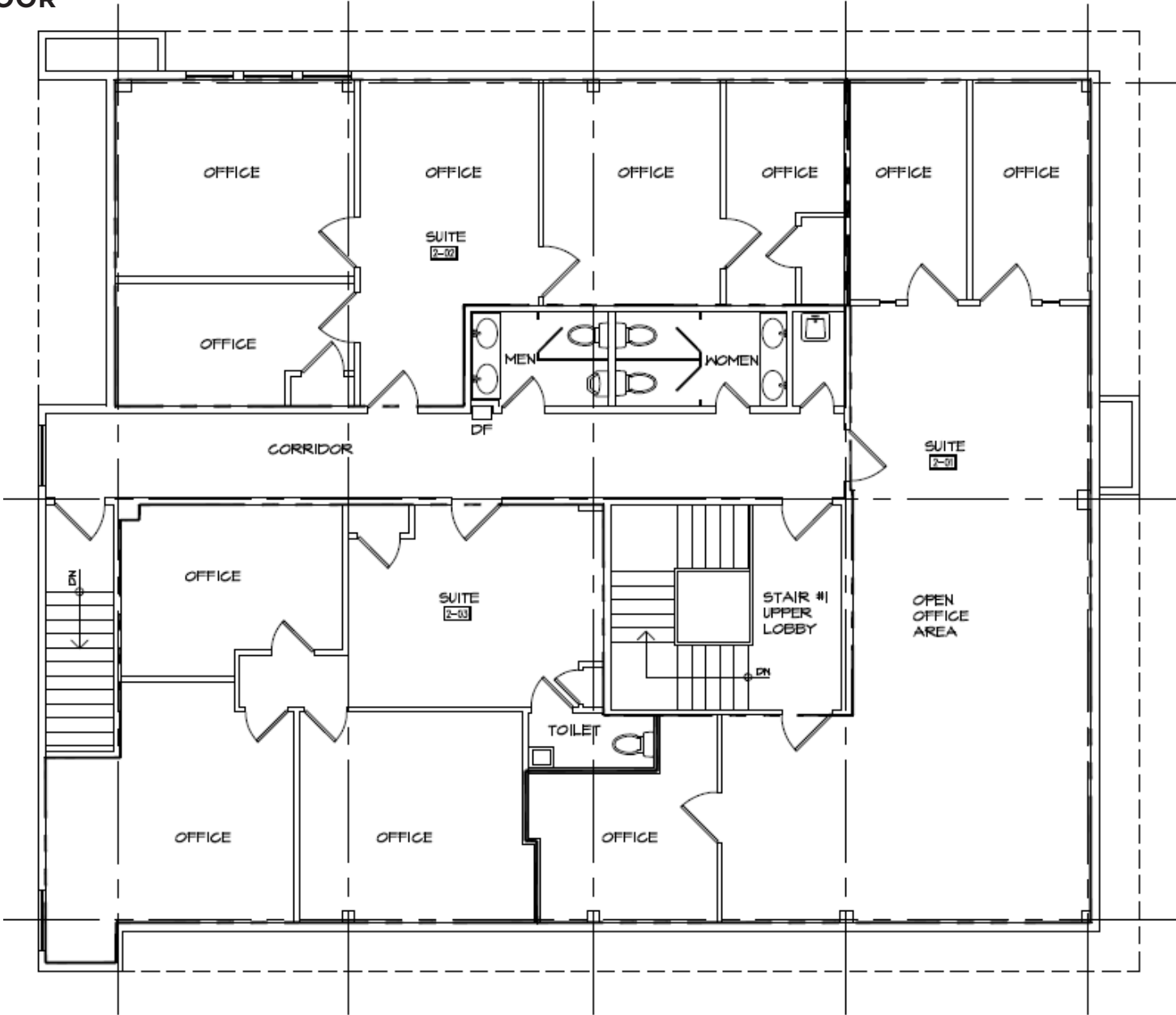
## LOWER LEVEL





# FLOOR PLANS

## SECOND FLOOR



# LOCATION OVERVIEW



Syosset High School

Cold Spring Road

LONG ISLAND RAIL ROAD

Cold Spring Country Club / Oheka Castle

Woodbury Road



S Woods Road


The Mansion at Oyster Bay



Jericho Turnpike



FOR SALE



# 136 WOODBURY ROAD, WOODBURY

INVESTMENT / END USER OPPORTUNITY | 2-STORY MEDICAL / PROFESSIONAL OFFICE BUILDING



175 Broadhollow Road  
Melville, NY 11743

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