

AUTO BODY/REPAIR PROPERTY

2160-2164 Route 112 | Medford, New York 11763

FOR SALE | BUSINESS + PROPERTY



Commercial



EXECUTIVE SUMMARY

2160-2164 Route 112 | Medford, New York 11763 | AUTO BODY + REPAIR

| | | | |
|----------------------------------|-----------------|-----------------------------|----------------|
| Building # 1 (2160) Size: | 2,250 SF | Lot Size: | 0.88 Acres |
| Building # 2 (2164) Size: | 3,900 SF | Parking: | Ample |
| Frontage: | 300 Feet | Zoning: | J2 |
| # of Buildings: | Two (2) | Total Drive-in Bays: | Seven (7) |
| Annual Taxes: | +/- \$35,000.00 | Sale Price: | \$3,500,000.00 |

For more information or to schedule a private tour, contact Michael Murphy. See pages 3-4 for Individual Building Highlights

Property Overview

Incredible Turnkey Opportunity on Route 112 – Auto Body/Repair Property plus lucrative business for sale. An exceptional opportunity to acquire a two-building auto body and repair portfolio with a long-time established business in place. Strategically positioned along heavily traveled Route 112 in Medford. Situated on ±0.88 acres with over 300 feet of prime frontage, the property includes two well-maintained buildings—one ±2,250 SF and one ±3,900 SF—each featuring 12-foot ceilings, drive-in doors, ample on-site parking, and a professional spray booth. Fenced yard in rear offers secure storage for vehicles.

Surrounded by established local businesses and major automotive dealerships along the Route 112 commercial corridor, this location offers outstanding visibility and accessibility. Ideal for an end user seeking a turnkey operational site or an investor looking for a high-demand automotive asset in a thriving Suffolk County market

Business Revenue Is North Of \$3 Million With A Net Profit Of +/--\$700,000. Current Rent \$10K NNN

- Prime Route 112 Frontage: ±0.88 acres with over 300 feet of high-visibility frontage along one of Suffolk County's busiest commercial corridors.
- Two-Building Automotive Portfolio: Includes ±2,250 SF and ±3,900 SF buildings with 12' ceilings, drive-in doors, ample parking, and a professional spray booth.
- Surrounded by Major Auto Dealerships: Located within a dense automotive and service-oriented commercial strip, ideal for end users or investors seeking strong demand drivers.
- Turnkey Auto Repair/Body Use: Highly functional layout and existing infrastructure support immediate occupancy for automotive operations or value-add repositioning.

Exclusively represented by:

Michael G. Murphy

President | Commercial Division

631.858.2460 Email: michael.murphy@elliman.com

BUILDING ONE HIGHLIGHTS

2160-2164 Route 112 | Medford, New York 11763



Meticulously Maintained Repair Facility Featuring Significant Recent Mechanical Upgrades & Modern Equipment:

- New Shop Heating System and Oil Tank Installed (3 Months Ago)
- Office Equipped with a Newer Oil Burner (Installed 2 Years Ago)
- New Drainage Infrastructure Installed on the Property
- Three Drive-In Service Bays
- NYS Inspection Machine
- State-Of-The-Art Alignment and Calibration System
- Tire Machine and Balancer
- Additional Professional-Grade Automotive Service Equipment

Exclusively represented by:

Michael G. Murphy

President | Commercial Division

631.858.2460 Email: michael.murphy@elliman.com

BUILDING TWO HIGHLIGHTS

2164 Route 112 | Medford, New York 11763



Fully Outfitted Auto Body & Collision Repair Operation With Robust Mechanical Systems & Specialized Equipment:

- New Oil Burner Installed Approximately 3 Years Ago Servicing Both Shop & Office
- Full Down-Draft Spray Booth
- Four Drive In Bays
- Six Dedicated Workspaces Each Equipped With Frame Machines, Welders & Plastic Welders, Pullers & Related Collision-Repair Tools, Comprehensive Finishing & Fabrication Equipment

Exclusively represented by:

Michael G. Murphy

President | Commercial Division

631.858.2460 Email: michael.murphy@elliman.com

AERIAL VIEW OF PROPERTY

2160-2164 Route 112 | Medford, New York 11763



Exclusively represented by:

Michael G. Murphy

President | Commercial Division

631.858.2460 Email: michael.murphy@elliman.com

AERIAL PHOTO

2160-2164 Route 112 | Medford, New York 11763



Exclusively represented by:

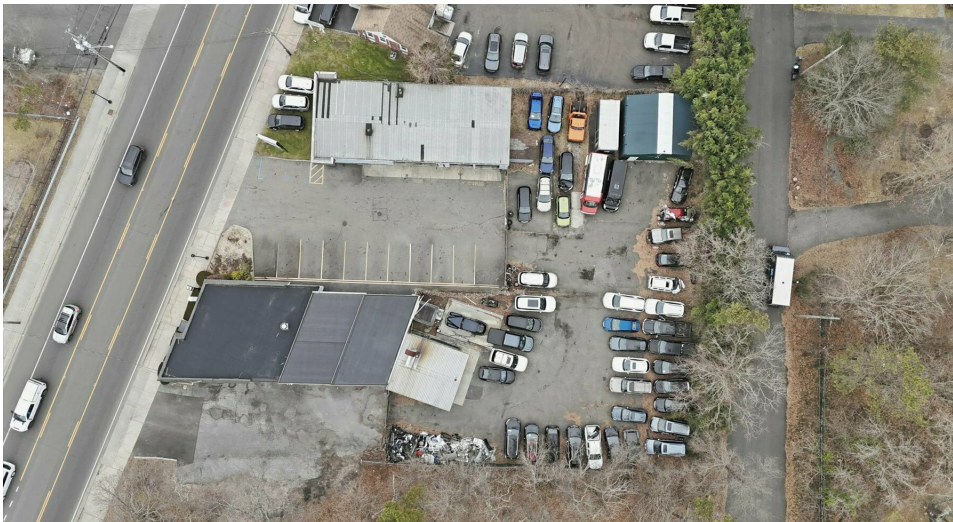
Michael G. Murphy

President | Commercial Division

631.858.2460 Email: michael.murphy@elliman.com

ADDITIONAL PHOTOS (AERIAL)

2160-2164 Route 112 | Medford, New York 11763



Exclusively represented by:

Michael G. Murphy

President | Commercial Division

631.858.2460 Email: michael.murphy@elliman.com

ADDITIONAL PHOTOS (#2160)

2160 Route 112 | Medford, New York 11763



Exclusively represented by:

Michael G. Murphy

President | Commercial Division

631.858.2460 Email: michael.murphy@elliman.com

ADDITIONAL PHOTOS (#2164)

2164 Route 112 | Medford, New York 11763



Exclusively represented by:

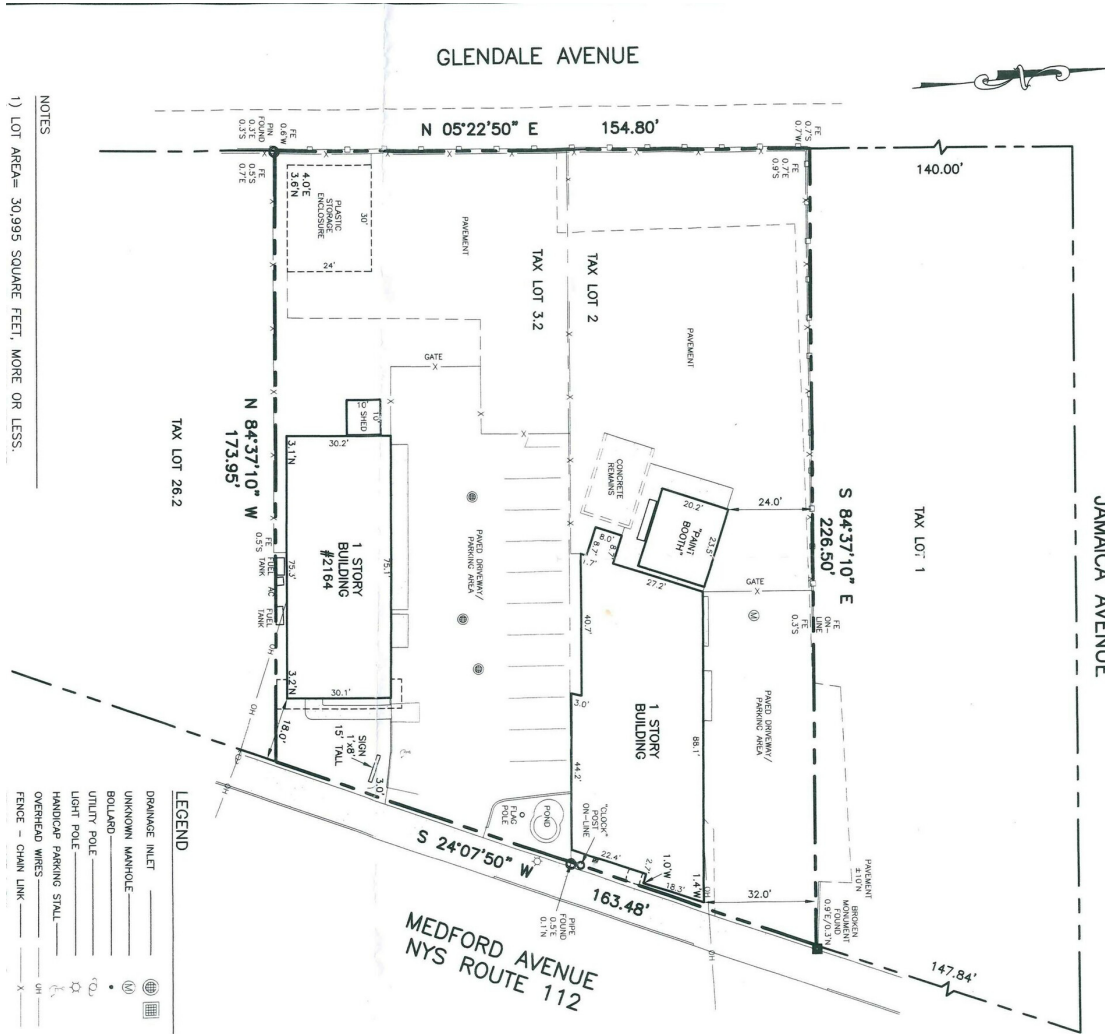
Michael G. Murphy

President | Commercial Division

631.858.2460 Email: michael.murphy@elliman.com









PROPERTY SURVEY

2160-2164 Route 112 | Medford, New York 11763



NOTES
1) LOT AREA= 30,995 SQUARE FEET, MORE OR LESS.

LEGEND

| | |
|-------------------------------------------------------------------------------------|-----------------------|
|  | DRAINAGE INLET |
|  | UNKNOWN MANHOLE |
|  | BOLLARD |
|  | UTILITY POLE |
|  | LIGHT POLE |
|  | HANDICAP PARKING SIGN |
|  | OVERHEAD WIRES |
|  | FENCE - CHAIN LINK |

Exclusively represented by:

Michael G. Murphy

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

RETAILER MAP

2160-2164 Route 112 | Medford, New York 11763



Exclusively represented by:

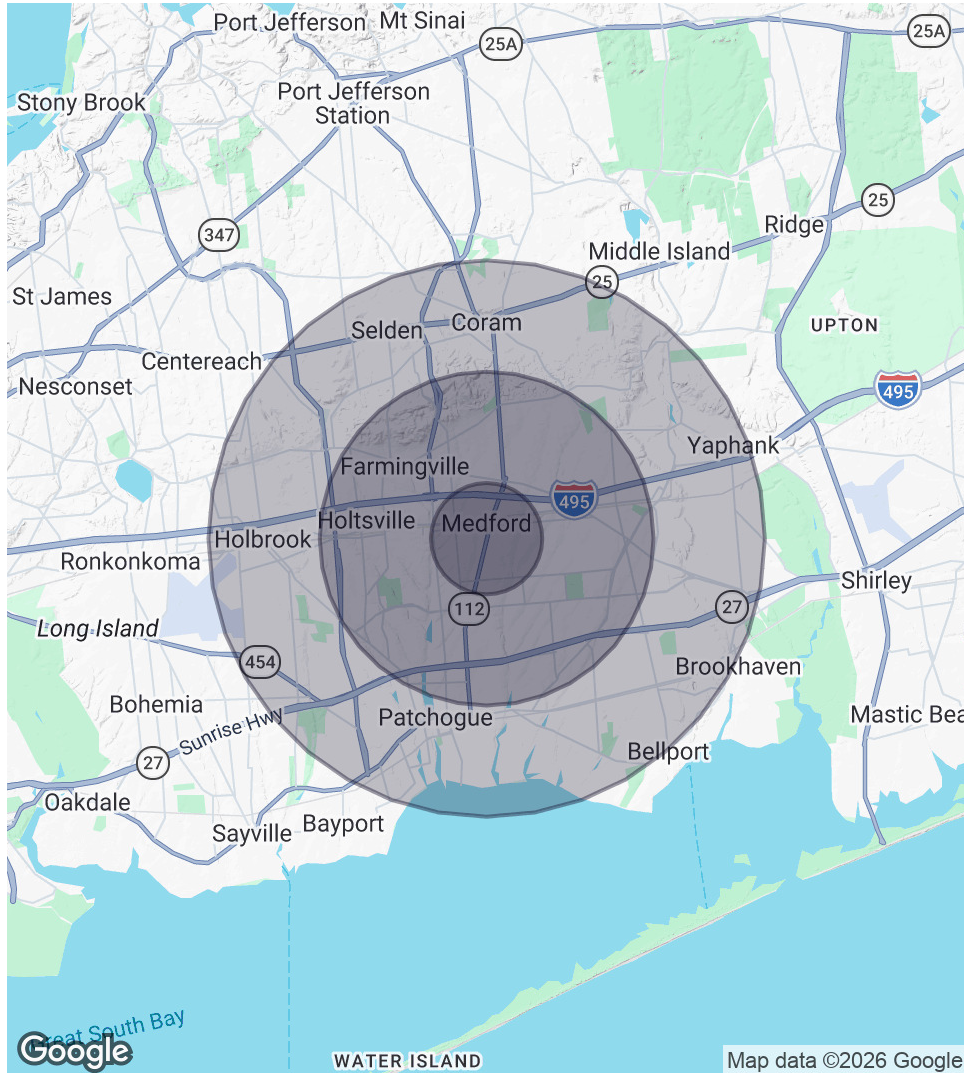
Michael G. Murphy

President | Commercial Division

631.858.2460 Email: michael.murphy@elliman.com

DEMOGRAPHICS MAP & REPORT

2160-2164 Route 112 | Medford, New York 11763



1 Mile Radius

Population
6,146
Households
1,825
Average HH Income
\$142,770

3 Miles Radius

Population
72,677
Households
25,175
Average HH Income
\$147,226

5 Miles Radius

Population
195,749
Households
69,052
Average HH Income
\$145,997

Exclusively represented by:

Michael G. Murphy

President | Commercial Division

631.858.2460 Email: michael.murphy@elliman.com

2160-2164 Route 112 | Medford, New York 11763

EXCLUSIVELY REPRESENTED BY:



Michael G. Murphy

President | Commercial Division

631.858.2460

Email: michael.murphy@elliman.com



 **Douglas Elliman**

Commercial

550 Smithtown Bypass Suite 117

Smithtown, NY 11787

631.858.2405

ellimancommercial.com

THE PROPERTY CONTAINED WITHIN THIS DOCUMENT IS BEING EXCLUSIVELY REPRESENTED BY DOUGLAS ELLIMAN REAL ESTATE COMMERCIAL DIVISION, 550 SMITHTOWN BYPASS STE. 117 SMITHTOWN, NY 11787 631.858.2405
© 2023 DOUGLAS ELLIMAN COMMERCIAL OF LI, LLC. ALL MATERIAL PRESENTED HEREIN IS INTENDED FOR INFORMATION PURPOSES ONLY. WHILE THIS INFORMATION IS BELIEVED TO BE CORRECT, IT IS REPRESENTED SUBJECT
TO ERRORS, OMISSIONS, CHANGES OR WITHDRAWAL WITHOUT NOTICE. ALL PROPERTY INFORMATION, INCLUDING, BUT NOT LIMITED TO SQUARE FOOTAGE, ROOM COUNT, ZONING IN THE LISTING SHOULD BE VERIFIED BY
YOUR OWN ATTORNEY, ARCHITECT OR ZONING EXPERT. IF YOUR PROPERTY IS CURRENTLY LISTED WITH ANOTHER REAL ESTATE BROKER, PLEASE DISREGARD THIS OFFER. IT IS NOT OUR INTENTION TO SOLICIT THE
OFFERINGS OF OTHER REAL ESTATE BROKERS. WE COOPERATE WITH THEM FULLY. EQUAL HOUSING OPPORTUNITY.



We Are Commercial Real Estate

550 Smithtown Bypass Suite 117
Smithtown, NY 11787
631.858.2405
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.