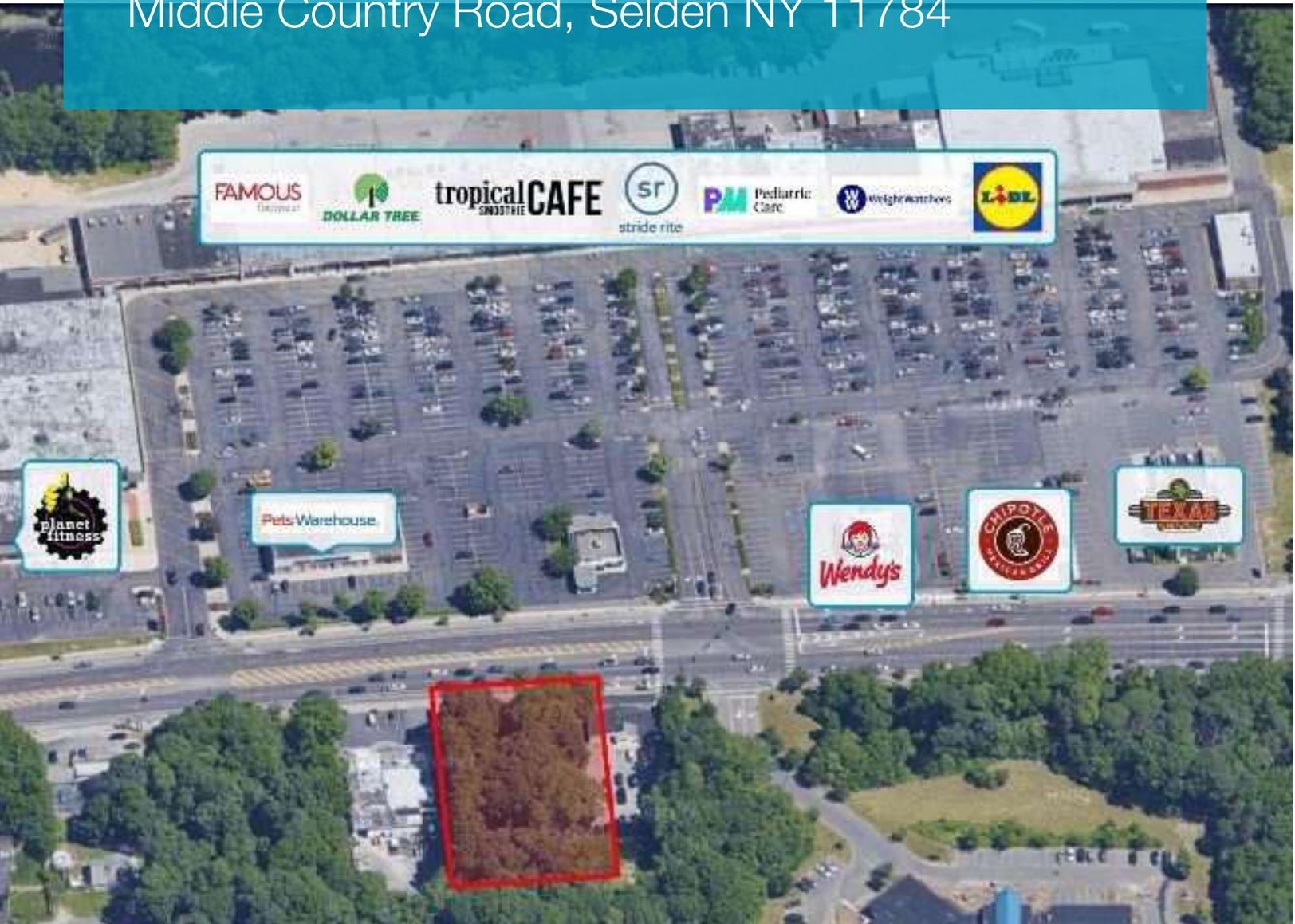


SALE PRICE REDUCED! PRICED TO SELL!! \$895,000.00

1.27 Acres Shovel Ready Development Site Approved Plans In Place For +/- 7600 SF Medical Middle Country Road, Selden NY 11784



For More Information:



Michael G. Murphy

President | Commercial Division
Douglas Elliman Commercial - Long Island
631.858.2460
michael.murphy@elliman.com



Steven D. Bezmen

Licensed Associate Real Estate Broker
Douglas Elliman Commercial - Long Island
516.419.2752
steven.bezmen@elliman.com



Vincent "Vince" Gebbia

Licensed Real Estate Salesperson
Douglas Elliman Commercial - Long Island
516.695.4898
vincent.gebbia@elliman.com

WWW.ELLMANCOMMERCIAL.COM

THE PROPERTY CONTAINED WITHIN THIS DOCUMENT IS BEING EXCLUSIVELY REPRESENTED BY DOUGLAS ELLIMAN REAL ESTATE COMMERCIAL DIVISION, 650 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.



PRICED TO SELL! \$895,000.00

1.27 Acres | Middle Country Rd Selden, NY



Offering Summary

| | |
|-----------------------|--------------------------------------|
| Lot Size: | 1.27 Acres |
| Zoning: | Medical Approved |
| Building Size: | Approved for 7,600 SF Medical Office |
| Annual Taxes: | +/- \$13,000.00 |
| Sale Price: | \$895,000.00 |

Property Overview

1.27 Acre Shovel Ready Site with Approvals in Place to Build a 7,600 SF Medical Building!! Prime Land situated on heavily traveled Middle Country Rd in Selden. Located directly across from extremely busy Selden Plaza shopping center. Ideal location for any medical office use!! Brand-new luxury apartments being built on opposite side of the road plus directly across from extremely busy Selden Plaza Shopping Center, this site is also just steps from Country Road 83 with easy access to the LI Expressway, Sunrise Highway and other major thoroughfares. Tremendous traffic counts, high visibility and over 150 feet of frontage. Part of a 7 Property Portfolio For Sale

Property Highlights

- Shovel Ready Site with Approvals in place for +/- 7,600 SF Medical Office Building
- Directly across the street from Selden Plaza & Luxury Apartments
- Surrounded by National Retailers
- Highly Visible Location with 150 Feet of Frontage

For More Information:



Michael G. Murphy
631.858.2460
michael.murphy@elliman.com



Steven D. Bezmen
516.419.2752
steven.bezmen@elliman.com



Vincent "Vince" Gebbia
516.695.4898
vincent.gebbia@elliman.com



WWW.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, L.L.C. 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.



Approved Plans for 7,600 SF Medical Office

1.27 Acres | Middle Country Rd Selden, NY



4 SOUTH ELEVATION
A4 SCALE: 1/8" = 1'-0"

Sign Calculations

Detached Signs (Section 57A-5)

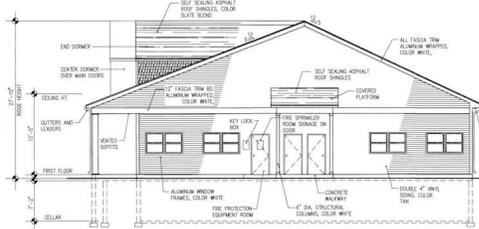
WEST ELEVATION

32 sq.ft. Maximum Allowable
Proposed West Side Signs Total: 32 sq.ft.

EAST ELEVATION - Main Entrance

32 sq.ft. Maximum Allowable
Proposed West Side Signs Total: 32 sq.ft.

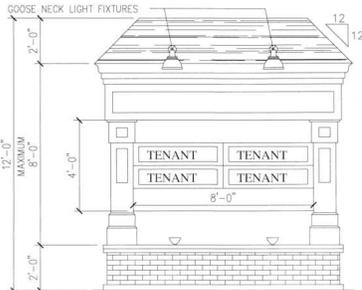
The proposed signs meet the requirements of the Sign Ordinance of the Town of Brookhaven Code, Section 57A. A separate sign permit is required.



3 EAST ELEVATION
A4 SCALE: 1/8" = 1'-0"

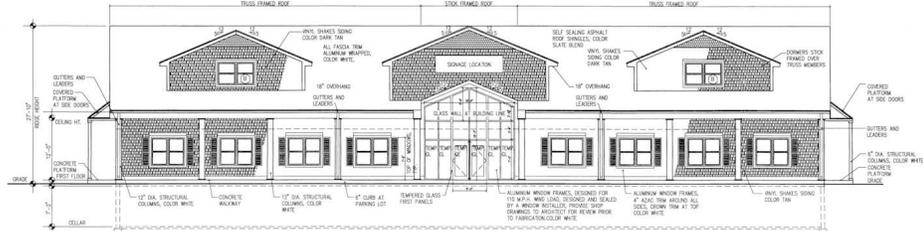


2 WEST ELEVATION
A4 SCALE: 1/8" = 1'-0"



PROP. SIGN ELEVATION

SCALE: 1/2" = 1'-0"
SIGN AREA = 32 SQUARE FEET EACH SIDE



1 NORTH ELEVATION
A4 SCALE: 1/8" = 1'-0"

S.C.T.M. # 200-474-3-60

Thomas Vulpis Jr., R.A.
7 Crystal Brook Hollow Road
Port Jefferson N.Y. 11777



Phone: (631) 466-8358
Fax: (631) 828-6566
Email: tvulpis@dotsonline.net

Client/Owner:
Name:
City, State, Zip:
Phone Fax:

MSDP Engineer:
Name:
City, State, Zip:
Phone Fax:

Architect/Artist:
Name:
City, State, Zip:
Phone Fax:

City Engineer:
Name:
City, State, Zip:
Phone Fax:



Project:
Proposed Northridge Group
Middle Country Road
Coram, N.Y.
S.C.T.M. # 200-474-3-60

Address / Revisions:
1-2-2022 ADD FIRE SPRINKLER RM.
1-7-2022 REVISIONS PER
FIRE MARSHALS OFFICE

| Date: | Revised By: |
|----------------|-------------|
| April 14, 2021 | Ais Mallett |
| | TLV |
| | TLV |

Date: April 14, 2021
Scale: As Noted
Drawn By: TLV
Checked By: TLV

Drawing Title:
EXTERIOR ELEVATIONS
SITE SIGN ELEVATION

Drawing Number:
A-4

For More Information:

**Michael G. Murphy**
631.858.2460
michael.murphy@elliman.com

**Steven D. Bezmen**
516.419.2752
steven.bezmen@elliman.com

**Vincent "Vince" Gebbia**
516.695.4898
vincent.gebbia@elliman.com



WWW.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, L.L.C. 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.



Aerial View of Property

1.27 Acres | Middle Country Rd Selden, NY



Selden Plaza Shopping Center

Approved Plans for
7,600 SF Medical Office Building

6th Precinct
Suffolk Police

Google

Imagery ©2025 Airbus,
Maxar Technologies

For More Information:



Michael G. Murphy
631.858.2460
michael.murphy@elliman.com



Steven D. Bezmen
516.419.2752
steven.bezmen@elliman.com



Vincent "Vince" Gebbia
516.695.4898
vincent.gebbia@elliman.com

 **Douglas Elliman**
Commercial

WWW.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.



Aerial View Of Property

1.27 Acres | Middle Country Rd Selden, NY



Imagery ©2025 Airbus, Maxar Technologies

For More Information:



Michael G. Murphy
631.858.2460
michael.murphy@elliman.com



Steven D. Bezmen
516.419.2752
steven.bezmen@elliman.com



Vincent "Vince" Gebbia
516.695.4898
vincent.gebbia@elliman.com

Douglas Elliman
Commercial

WWW.ELLIMANCOMMERCIAL.COM

THE PROPERTY CONTAINED WITHIN THIS DOCUMENT IS BEING EXCLUSIVELY REPRESENTED BY DOUGLAS ELLIMAN REAL ESTATE COMMERCIAL DIVISION, 550 SMITHTOWN BYPASS STE. 117 SMITH-TOWN, 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.



National Retailer Map

1.27 Acres | Middle Country Rd Selden, NY



For More Information:



Michael G. Murphy
631.858.2460
michael.murphy@elliman.com



Steven D. Bezmen
516.419.2752
steven.bezmen@elliman.com



Vincent "Vince" Gebbia
516.695.4898
vincent.gebbia@elliman.com

Douglas Elliman
Commercial

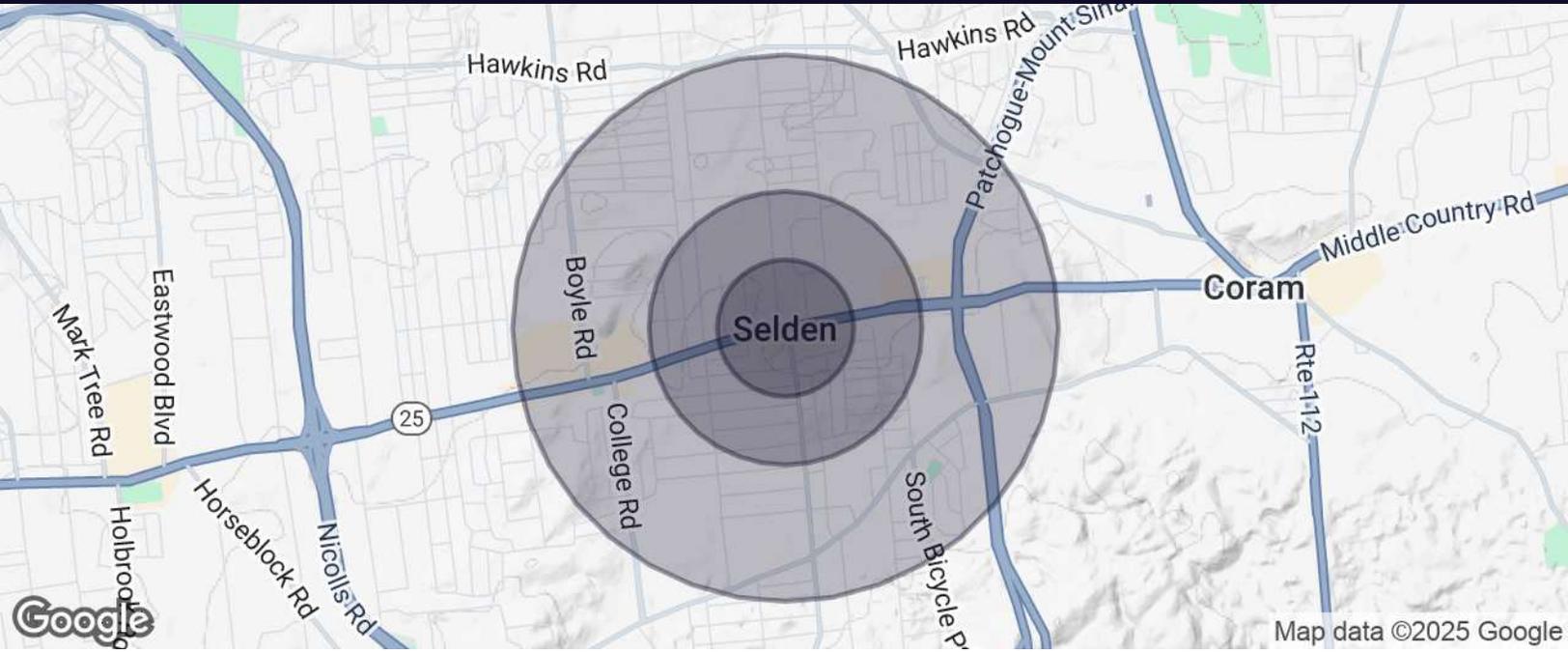
WWW.ELLIMANCOMMERCIAL.COM

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.



Property Demographics

1.27 Acres | Middle Country Rd Selden, NY



| Population | 0.25 Miles | 0.5 Miles | 1 Mile |
|----------------------|------------|-----------|--------|
| Total Population | 743 | 3,082 | 12,408 |
| Average Age | 32.9 | 35.9 | 37.5 |
| Average Age (Male) | 30.0 | 33.8 | 34.7 |
| Average Age (Female) | 36.2 | 39.3 | 40.2 |

| Households & Income | 0.25 Miles | 0.5 Miles | 1 Mile |
|---------------------|------------|-----------|-----------|
| Total Households | 255 | 1,078 | 4,542 |
| # of Persons per HH | 2.9 | 2.9 | 2.7 |
| Average HH Income | \$87,417 | \$94,687 | \$91,674 |
| Average House Value | \$299,460 | \$319,301 | \$322,373 |

For More Information:



Michael G. Murphy
631.858.2460
michael.murphy@elliman.com



Steven D. Bezmen
516.419.2752
steven.bezmen@elliman.com



Vincent "Vince" Gebbia
516.695.4898
vincent.gebbia@elliman.com



WWW.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, L.L.C. 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.



Land Property For Sale / Lease

Development Site- Middle Country Rd Selden, NY



Michael G. Murphy

President | Commercial Division

Direct: 631.858.2460 **Cell:** 631.834.2626
michael.murphy@elliman.com



Steven D. Bezmen

Licensed Associate Real Estate Broker

Direct: 516.419.2752 **Cell:** 516.419.2752
steven.bezmen@elliman.com

NY #10301219256

For More Information:



Michael G. Murphy
631.858.2460
michael.murphy@elliman.com



Steven D. Bezmen
516.419.2752
steven.bezmen@elliman.com



Vincent "Vince" Gebbia
516.695.4898
vincent.gebbia@elliman.com

 **Douglas Elliman**
Commercial

WWW.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, L.L.C. 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.



Land Property For Sale / Lease

Development Site- Middle Country Rd Selden, NY



Vincent "Vince" Gebbia

Licensed Real Estate Salesperson

Direct: 516.695.4898 **Cell:** 516.695.4898
vincent.gebbia@elliman.com

For More Information:



Michael G. Murphy
631.858.2460
michael.murphy@elliman.com



Steven D. Bezmen
516.419.2752
steven.bezmen@elliman.com



Vincent "Vince" Gebbia
516.695.4898
vincent.gebbia@elliman.com

 **Douglas Elliman**
Commercial

WWW.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, L.L.C. 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

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 of 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 More Information:



Michael G. Murphy

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



Steven D. Bezmen

Licensed Associate Real
Estate Broker
516.419.2752
steven.bezmen@elliman.com



Vincent "Vince" G.

Licensed Real Estate
Salesperson
516.695.4898
vincent.gebbia@elliman.c

Office: 631.858.2405
Fax: 631.543.0851
550 Smithtown Bypass
Smithtown, NY 11787