

394 Middle Country Rd

394 Middle Country Rd, Selden, NY 11784

corcoran Presented by
The Corcoran Group

Price: \$1,400,000



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Exceptional Free-Standing Commercial Property on Middle Country Road, Selden

Seize this prime opportunity to own a versatile commercial property zoned J2 in the Town of Brookhaven, situated on a spacious 0.66-acre lot. Ideal for investors, owner-users, or a combination of both, this 7,683-square-foot free-standing building offers flexible space configured for two tenants, each with separate utility meters.

Located directly across from the high-traffic Selden Plaza Shopping Center, the property boasts excellent visibility along heavily traveled Middle Country Road. Features include abundant parking in both the front and rear, large rear overhead doors for each unit—ideal for loading and unloading—as well as an attached but separate additional storage area with an overhead door for added functionality or rental income.

The rear lot can be secured with a gate, providing extra privacy and operational convenience.



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At a lease rate of \$24 per square foot NNN, the property offers a potential cap rate of approximately 13.17%, presenting a compelling investment opportunity in a strong commercial corridor.

Conveniently located near County Road 83, it offers easy access to the Long Island Expressway, Sunrise Highway, and other major routes.

Property has excellent visibility with high traffic counts.

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Property Photos



9-394 Middle Country Rd, Selden-Aerial9

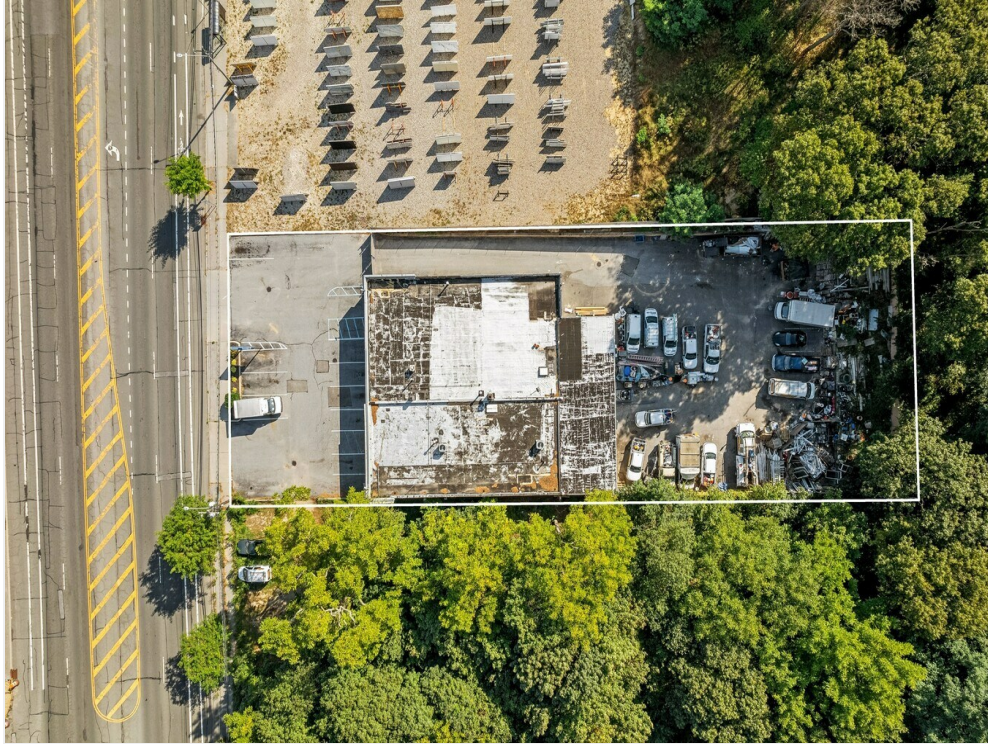


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Property Photos



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Location

