

FOR SALE

CUSHMAN &
WAKEFIELD
CAPITAL MARKETS

136 WOODBURY ROAD, WOODBURY

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



CUSHMAN & WAKEFIELD | LONG ISLAND CAPITAL MARKETS

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)
Net Operating Income (Projected)	\$152,320

PROPERTY SNAPSHOT

PROPERTY INFORMATION

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

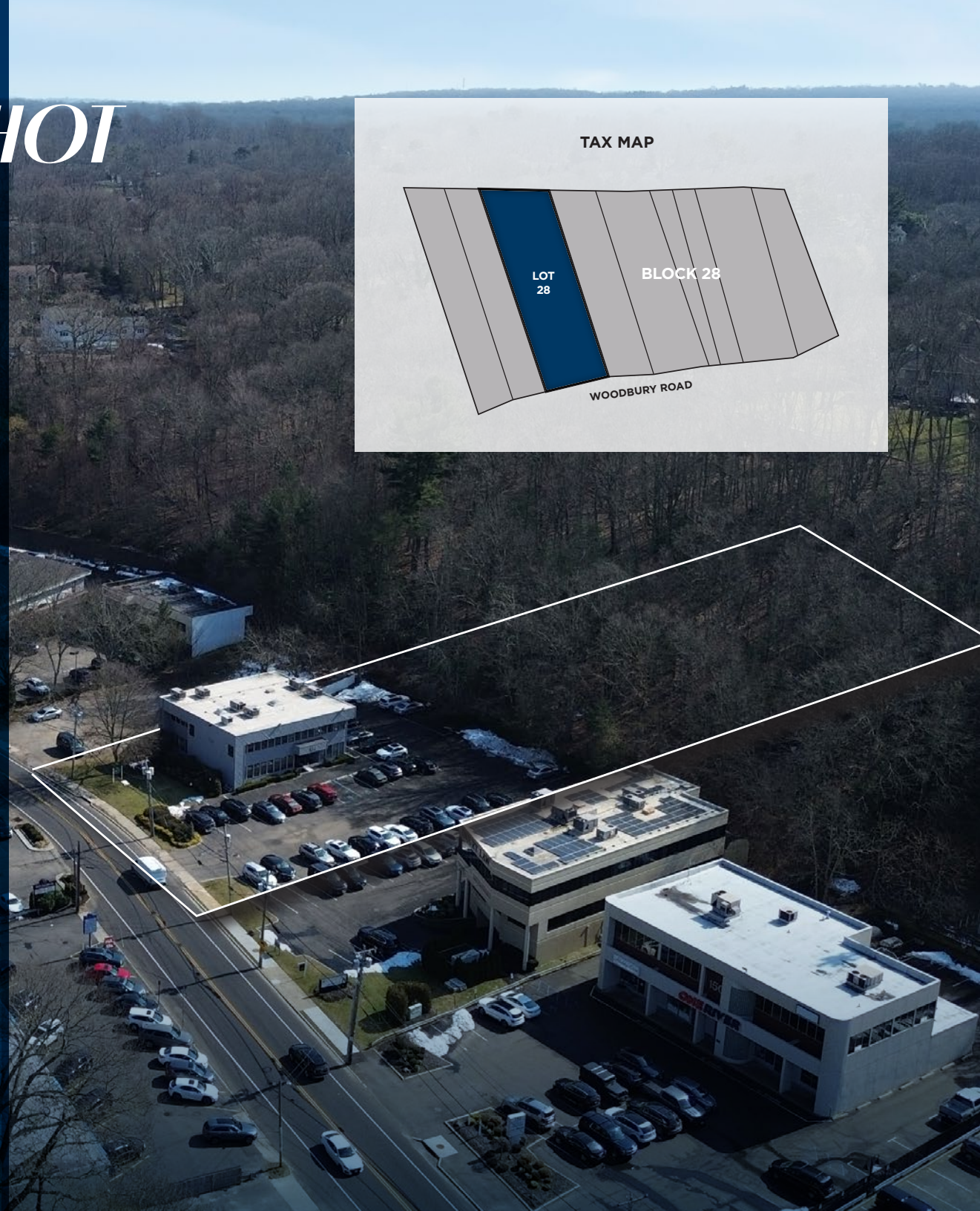
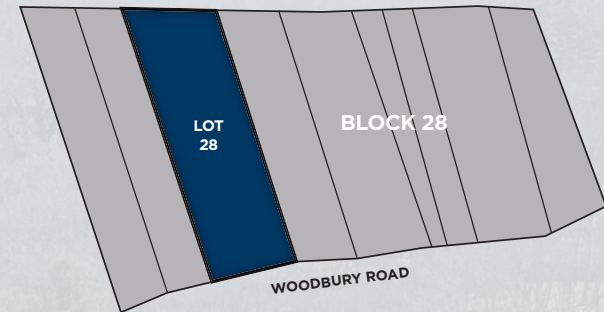
BUILDING INFORMATION

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

TAX INFORMATION (2024)

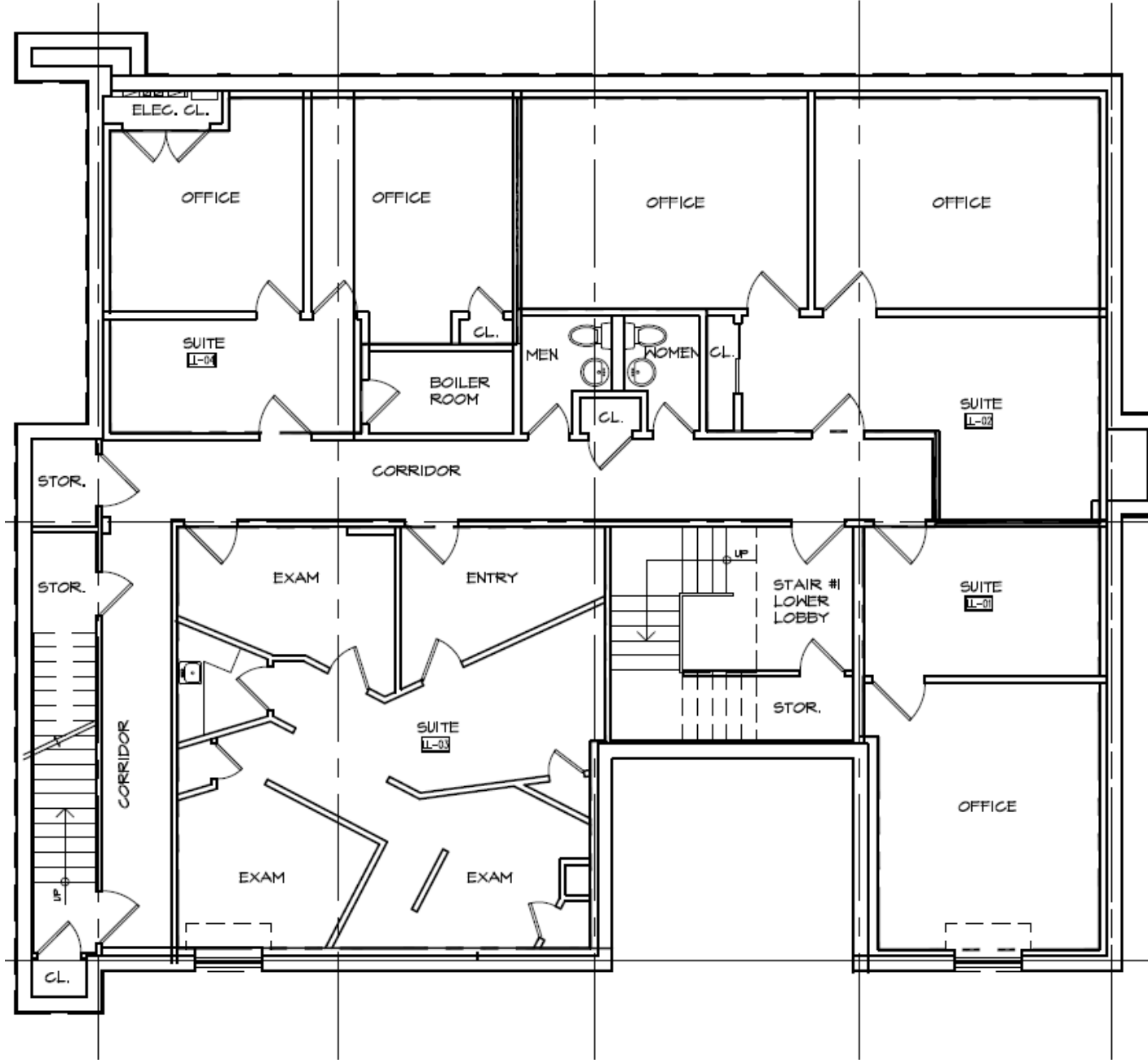
School Taxes:	\$39,203
General Taxes:	\$22,422
Total Taxes:	\$61,625 - \$7.46 / SF

TAX MAP



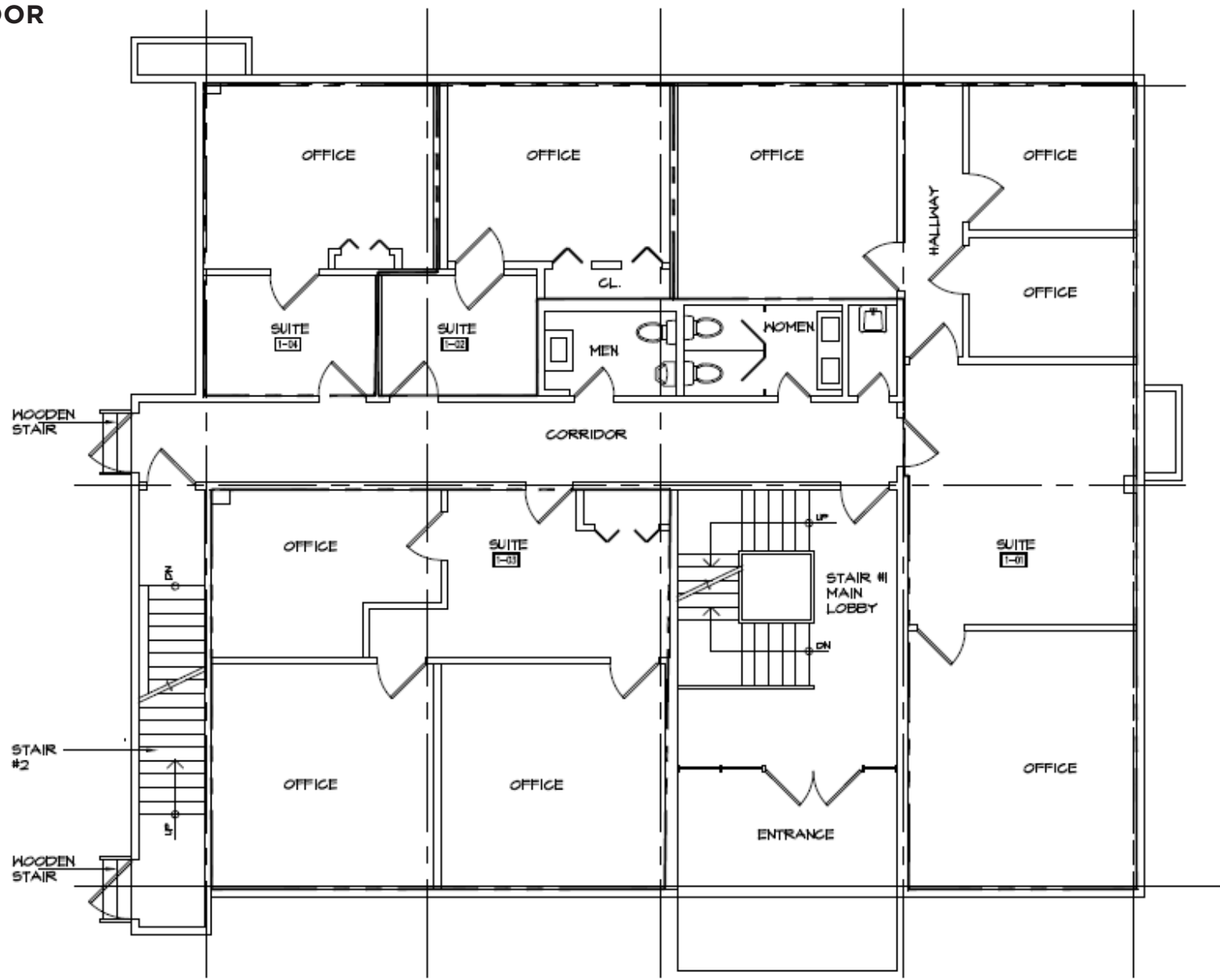
FLOOR PLANS

LOWER LEVEL



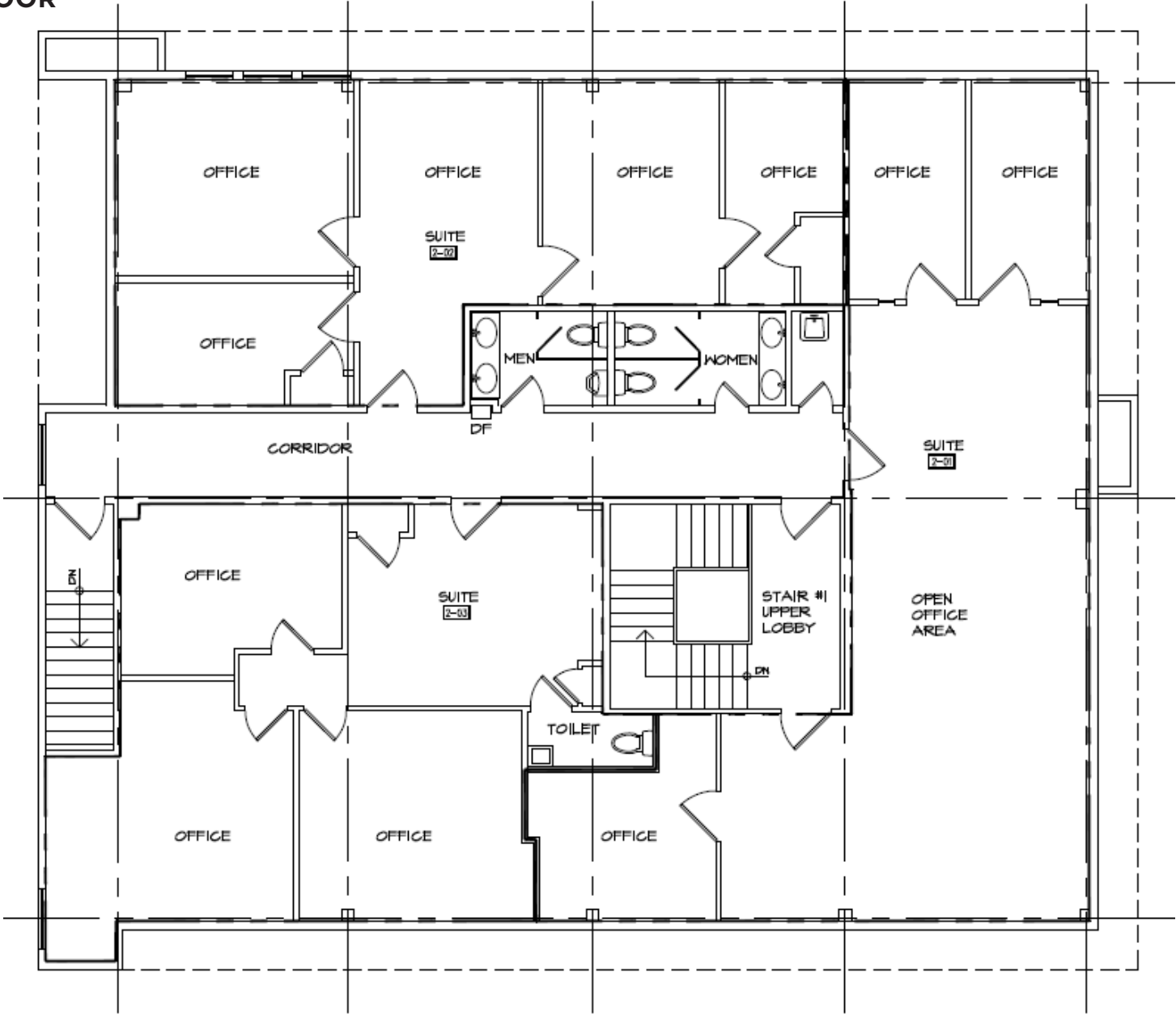
FLOOR PLANS

FIRST FLOOR



FLOOR PLANS

SECOND FLOOR



LOCATION OVERVIEW

Cold Spring Road

Syosset High School

LONG ISLAND RAIL ROAD

Woodbury Road

S Woods Road

The Mansion at Oyster Bay



25



bluemercury

chico's



HOLIDAY FARMS



25



Jericho Turnpike

25



Cold Spring Country Club / Oheka Castle

FOR SALE



136 WOODBURY ROAD, WOODBURY

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



175 Broadhollow Road
Melville, NY 11743
nyinvestmentsales.com

CUSHMAN & WAKEFIELD

EXCLUSIVE BROKERS:

DAN ABBONDANDOLO

Executive Director
T 631 425 1232
Dan.Abb@cushwake.com

ROBERT KUPPERSMITH

Executive Director
T 631 425 1220
Robert.Kuppersmith@cushwake.com

JOEGY RAJU

Director
T 631 425 1216
Joegy.Raju@cushwake.com

JENNIFER GRGAS

Director
T 516 398 6375
Jennifer.Grgas@cushwake.com

Cushman & Wakefield Copyright 2025. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.