



# Specialty building for sale

18 Tower Hill Road, Shoreham, NY

# Property specifications

The Briarcliff Elementary School located at 18 Tower Hill Rd., Shoreham, New York, is an architecturally unique North Shore property. This distinctive, multi-level building constructed in 1908, spans 32,000 square feet and is set on a secluded 10.54-acre tree-covered property in the Incorporated Village of Shoreham. With close proximity to local beaches and the North Fork Wine Trail, Shoreham is also the home to the Tesla Science Center located just a short distance away.

Referenced in Ludwig Bemelman’s children’s book, “Madeline,” the property up until recently was used as an elementary school by the Shoreham Wading River School district. This facility offers versatile, multi-purpose classroom spaces, professional offices, and recreational areas. With secure points of entry and full accessibility, it provides an ideal environment for professionals, non-profit organizations, and specialized service providers catering to individuals with diverse needs.

This property presents a rare opportunity to acquire a historically significant real estate with great redevelopment potential at the gateway to Long Island’s North Fork.

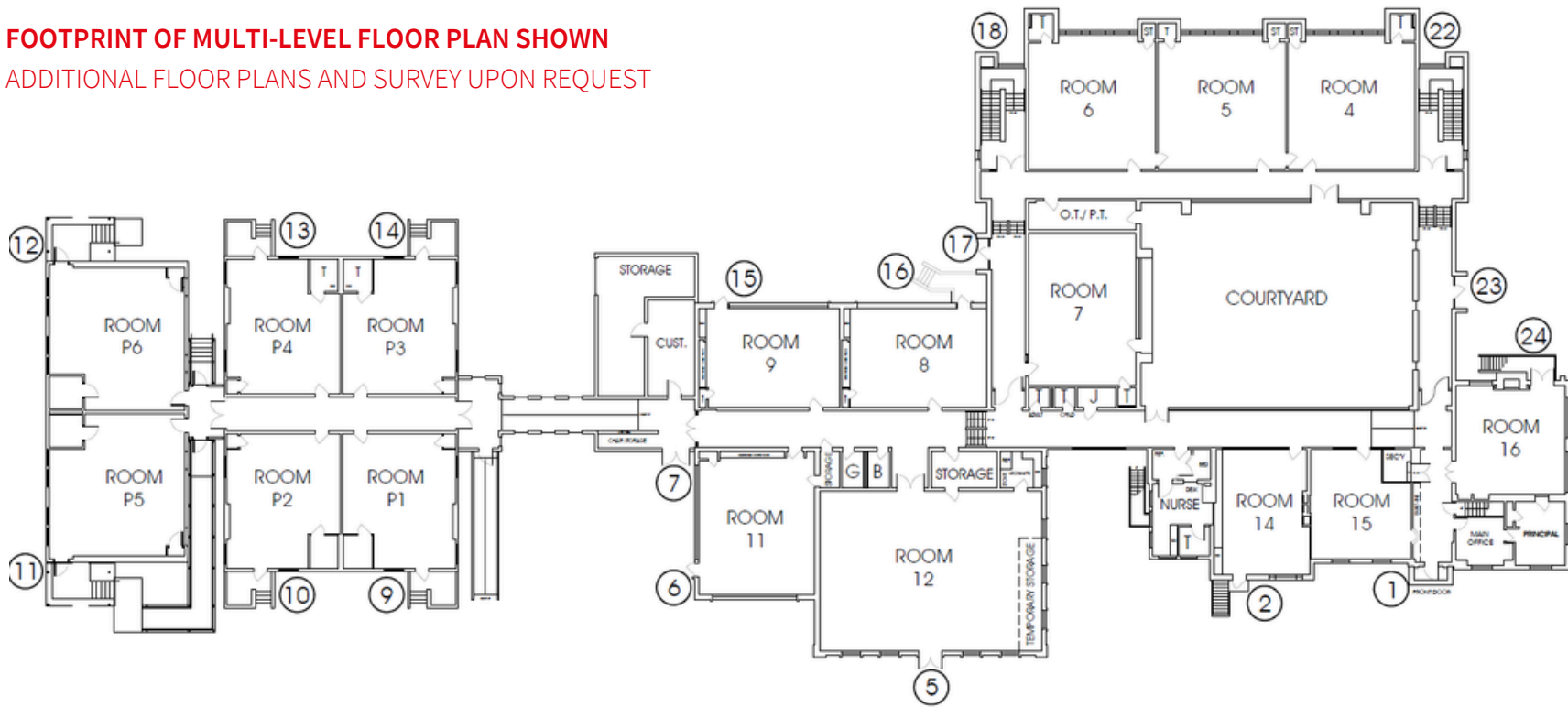
For additional information, please contact our Exclusive Advisory Team.



<b>Building size</b>	31,924 SF
<b>Lot size</b>	10.54 Acres
<b>Year built</b>	Constructed in 1908 Multiple renovations and expansions through 2002
<b>Zoning</b>	Residential
<b>Tax map</b>	0207-004.02.00-001.00
<b>Village &amp; township</b>	Village of Shoreham, Brookhaven Township
<b>Parking</b>	Surface parking field with two gated / secured entrances to the North and South of the property
<b>Property utilities</b>	<u>Heating:</u> hybrid system – electric/hydronic baseboard which is oil-fueled <u>Cooling:</u> window air conditioning units <u>Portable Classrooms:</u> heating & cooling via packaged heat pump split system <u>Electric:</u> PSEG <u>Water:</u> Suffolk County Water Authority
<b>Asking price</b>	Upon request



**FOOTPRINT OF MULTI-LEVEL FLOOR PLAN SHOWN**  
ADDITIONAL FLOOR PLANS AND SURVEY UPON REQUEST



UPPER FLOOR CORRIDOR  
SHOWCASING NATURAL LIGHT



EXPANDABLE CLASSROOM FEATURING RETRACTABLE DOOR



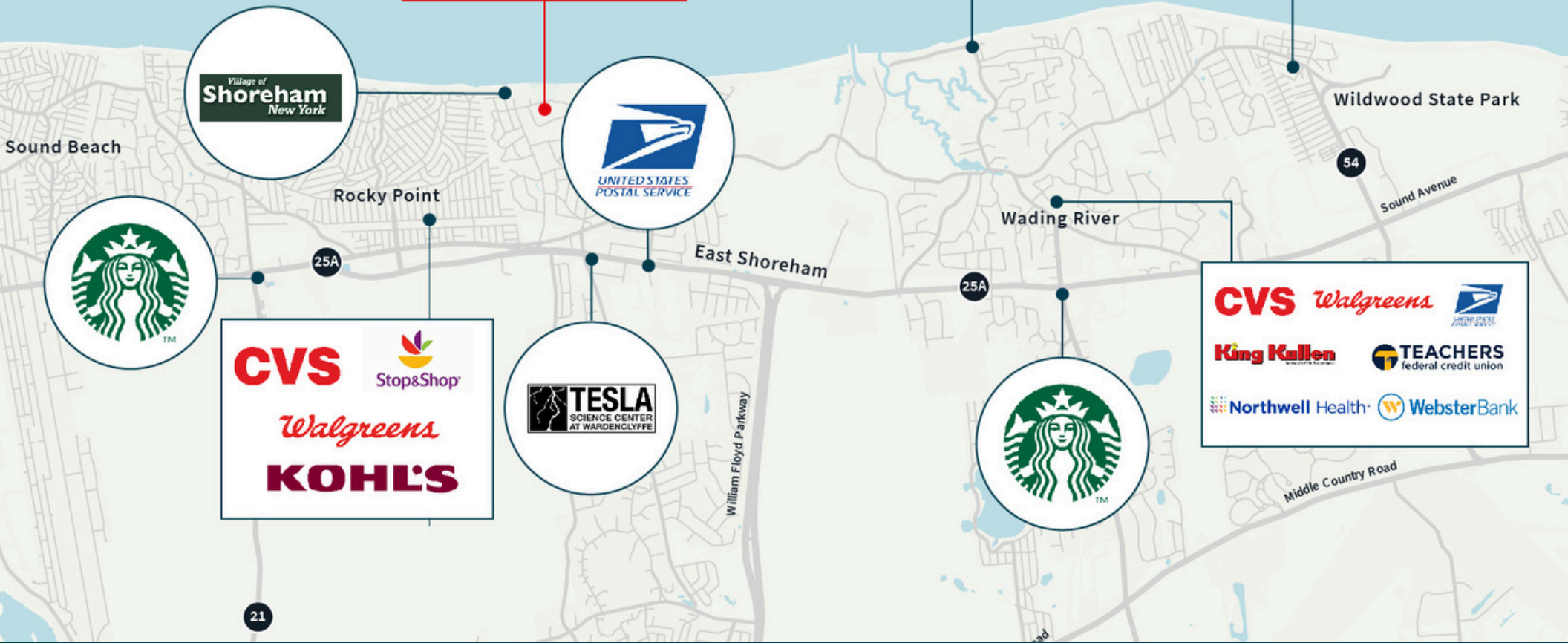
CORRIDOR WITH WHEELCHAIR LIFT



DISTINCT ARCHITECTURAL DETAILS



**18 Tower Hill Road  
Shoreham, NY**



**Ray Ruiz**  
Managing Director  
ray.ruiz@jll.com  
+ 1 631 962 2890

**Marianne Dugan**  
Vice President  
marianne.dugan@jll.com  
+ 1 631 962 2891

**John A. Nielsen**  
Vice President  
johna.nielsen@jll.com  
+ 1 631 962 7382