

FOR SALE

CUSHMAN &
WAKEFIELD
CAPITAL MARKETS

136 WOODBURY ROAD, WOODBURY

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



EXECUTIVE SUMMARY

ASKING PRICE: \$2,150,000

6.61% CAP RATE (PROJECTED)

Cushman & Wakefield's Long Island Investment Sales Team is 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 96% leased, with just one 318 SF vacant suite on the first floor. The property is surrounded by many National and Local tenants, and 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.

For more information or to schedule a walkthrough, please contact the exclusive brokers directly.

FINANCIAL SUMMARY

Effective Gross Annual Income	\$262,567
Total Annual Expenses	(\$120,377)
Net Operating Income (Projected)	\$142,190

PROPERTY SNAPSHOT

PROPERTY INFORMATION

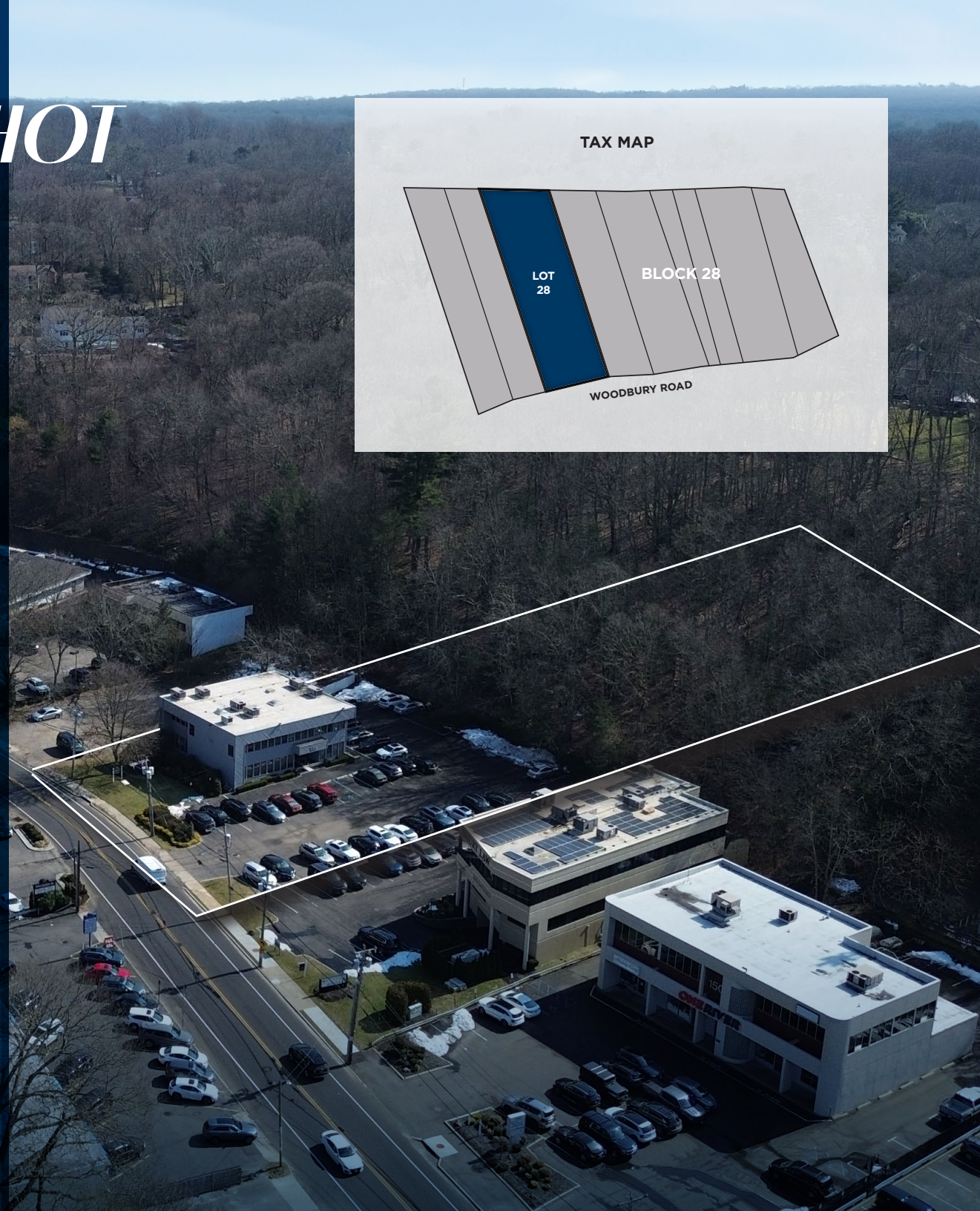
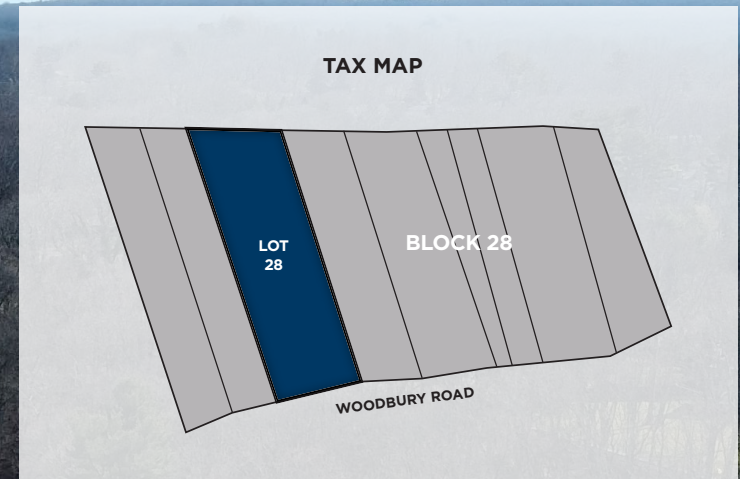
Address:	136 Woodbury Road, Woodbury, NY
Municipality:	Town of Oyster Bay
Section / Block / Lot:	14 / 28 / 28
Zoning:	Neighborhood Business (NB)
Lot Acreage:	1.57 Acres (approx.)
Lot SF:	68,389 SF (approx.)

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

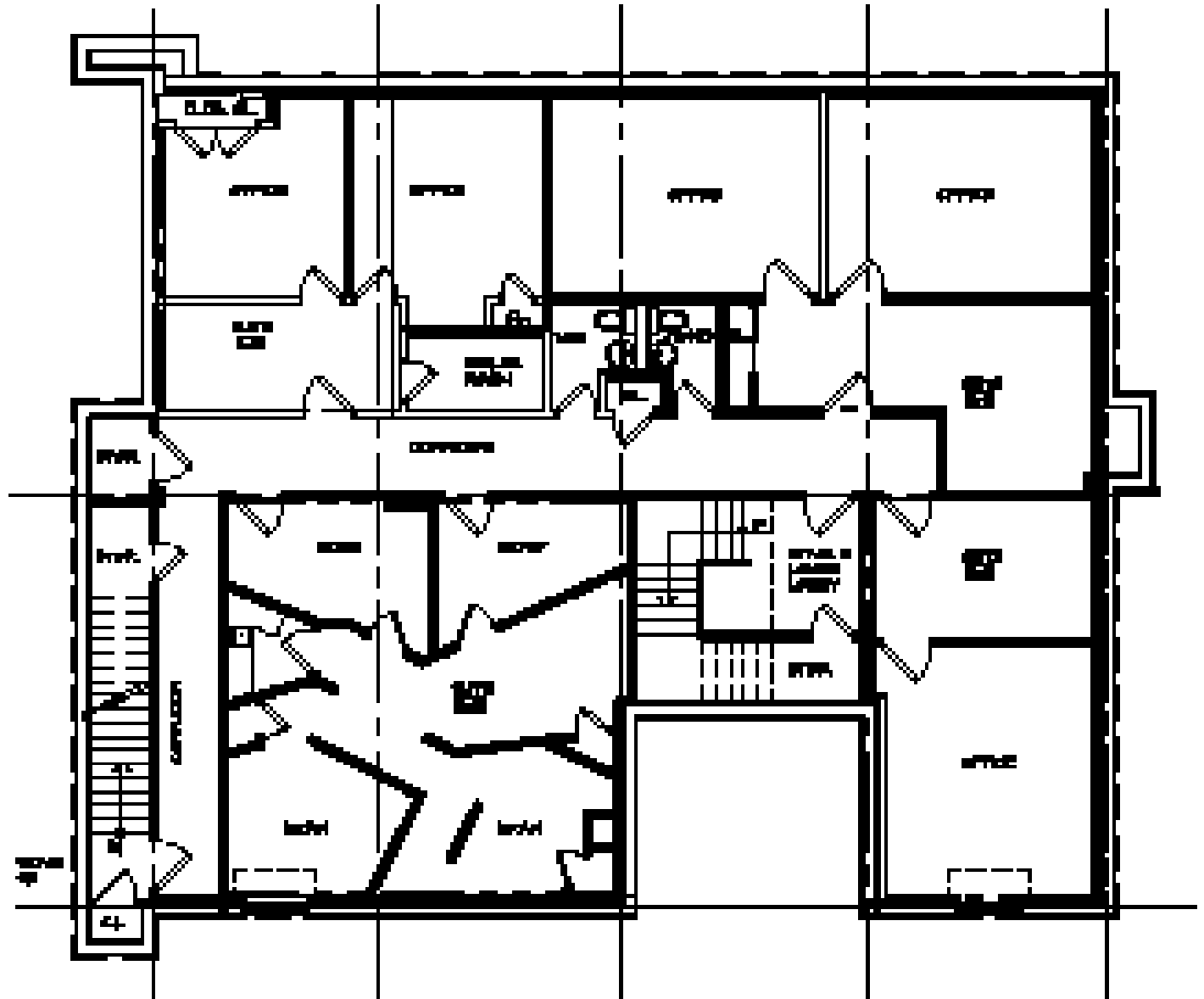


FLOOR PLANS

LOWER LEVEL

Suite #	
LL-01	932 SF
LL-02	1,166 SF
LL-03	892 SF
LL-04	484 SF

Note: Suites LL-01, LL-02 & 101 are currently combined into a single suite

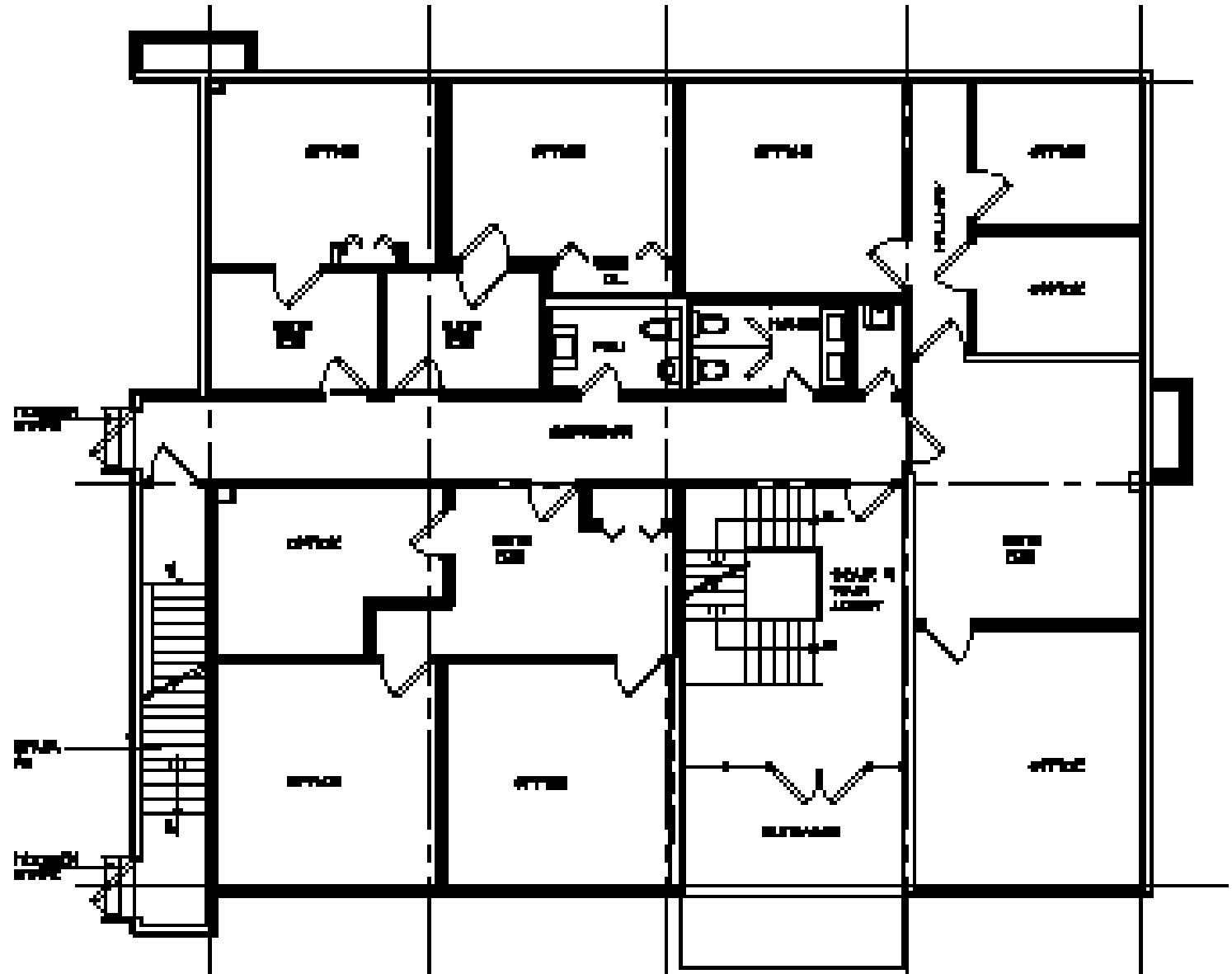


FLOOR PLANS

FIRST FLOOR

Suite #	Rentable Area
101	1,146 SF
102	332 SF
102-A	318 SF
103	887 SF

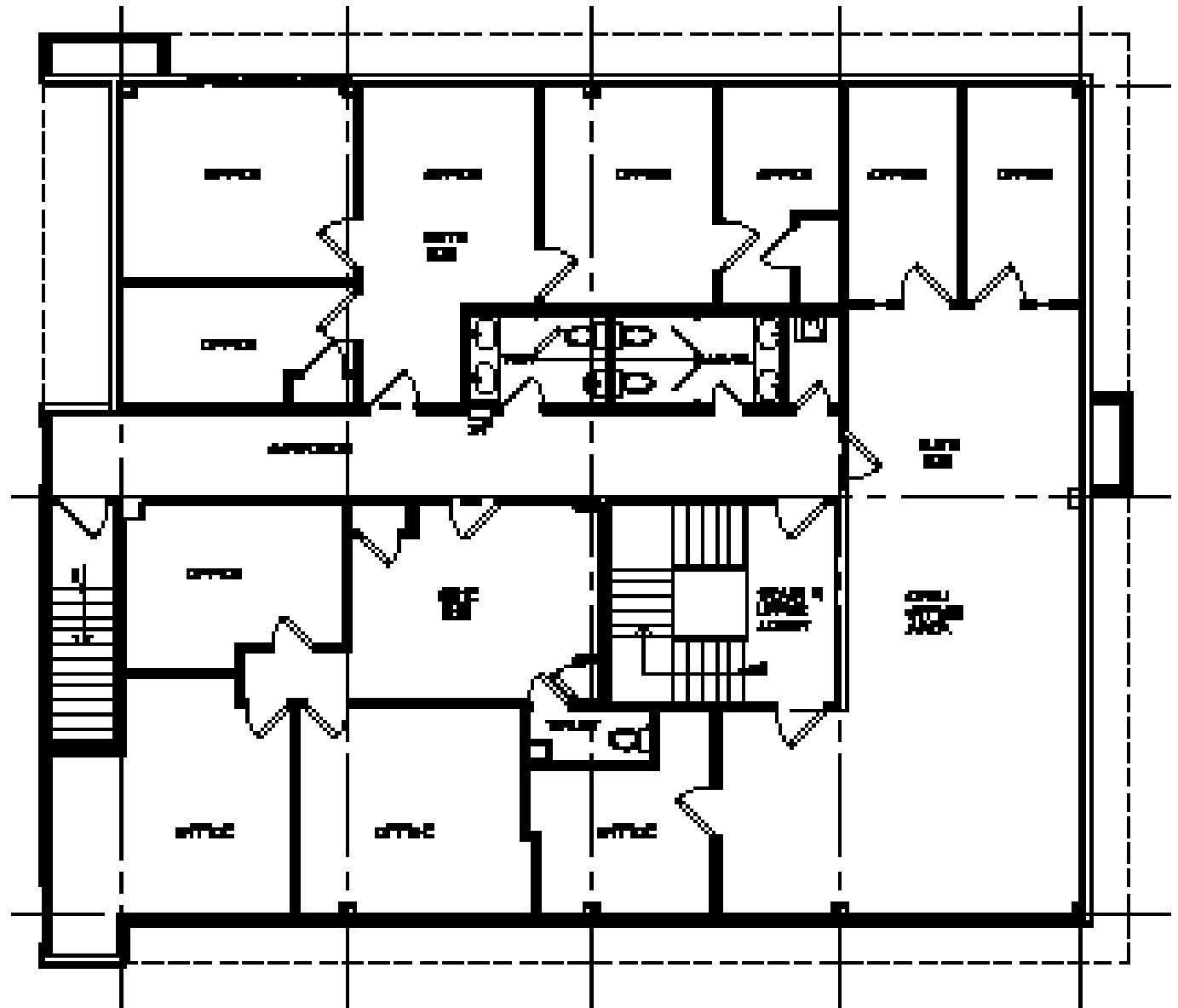
Note: Suites LL-01, LL-02 & 101 are currently combined into a single suite



FLOOR PLANS

SECOND FLOOR

Suite #	Rentable Area
202	932 SF
203	1,166 SF
204	892 SF



LOCATION OVERVIEW



Syosset High School

Cold Spring Road

LONG ISLAND RAIL ROAD

Cold Spring Country Club / Oheka Castle

Woodbury Road



S Woods Road

The Mansion at Oyster Bay



Jericho Turnpike



FOR SALE



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



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CUSHMAN & WAKEFIELD | CAPITAL MARKETS | LONG ISLAND INVESTMENT SALES

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