

OFFERING MEMORANDUM

Ideal Investment + End User Opportunity | 75 Oak Street Patchogue, NY 11772

FOR SALE



Commercial



EXECUTIVE SUMMARY

Professional Office Building For Sale | 75 Oak Street Patchogue, NY 11772

Building Size:	+/-24,000 SF	Lot Size:	1.52 Acres
Available SF:	+/-7,000 SF	Parking:	88 Spaces
Number of Units:	2	Zoning:	Commercial
Annual Taxes:	+/--\$125,000.00	Sale Price:	Price On Request

For more information or for financial information please contact Michael Murphy.

Property Overview

A rare chance to acquire a +/-24,000 SF freestanding office building prominently positioned on a signalized corner in the center of Patchogue Village. This high-visibility location offers exceptional accessibility, strong foot and vehicle traffic, and immediate proximity to the village's vibrant retail, dining, and transportation amenities.

The property is 70% occupied by the Social Security Administration (SSA) under a long-term lease running through 2040, providing stable, predictable income backed by a federal government tenant. Situated on 1.52 acres, the site offers ample on-site parking for 88 vehicles. The building's corner placement at a traffic light ensures maximum exposure and ease of access for employees and visitors.

This is a solid, long-term investment opportunity with tenant improvements just completed, in one of Suffolk County's most dynamic and rapidly growing downtowns—ideal for investors seeking secure tenancy, strong cash flow, and a prime village-center location, with approximately +/- 7,000 SF available for an end user to occupy or for an investor to lease for additional income.

Financial information on request for qualified buyers.

Exclusively represented by:

Michael G. Murphy

President | Commercial Division

631.858.2460 Email: michael.murphy@elliman.com

COMPLETE HIGHLIGHTS

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Property Highlights

- Prime Village-Center Corner Location with exceptional visibility, signalized access, and immediate proximity to Patchogue's retail, dining, and transit amenities.
- Stable Federal Tenancy with the SSA occupying 70% of the building under a long-term lease through 2040.
- Ample On-Site Parking on 1.52 acres, offering 88 parking spaces total.
- End-User Opportunity to occupy and customize approximately 7,000 SF of available space while benefiting from strong in-place income.

Exclusively represented by:

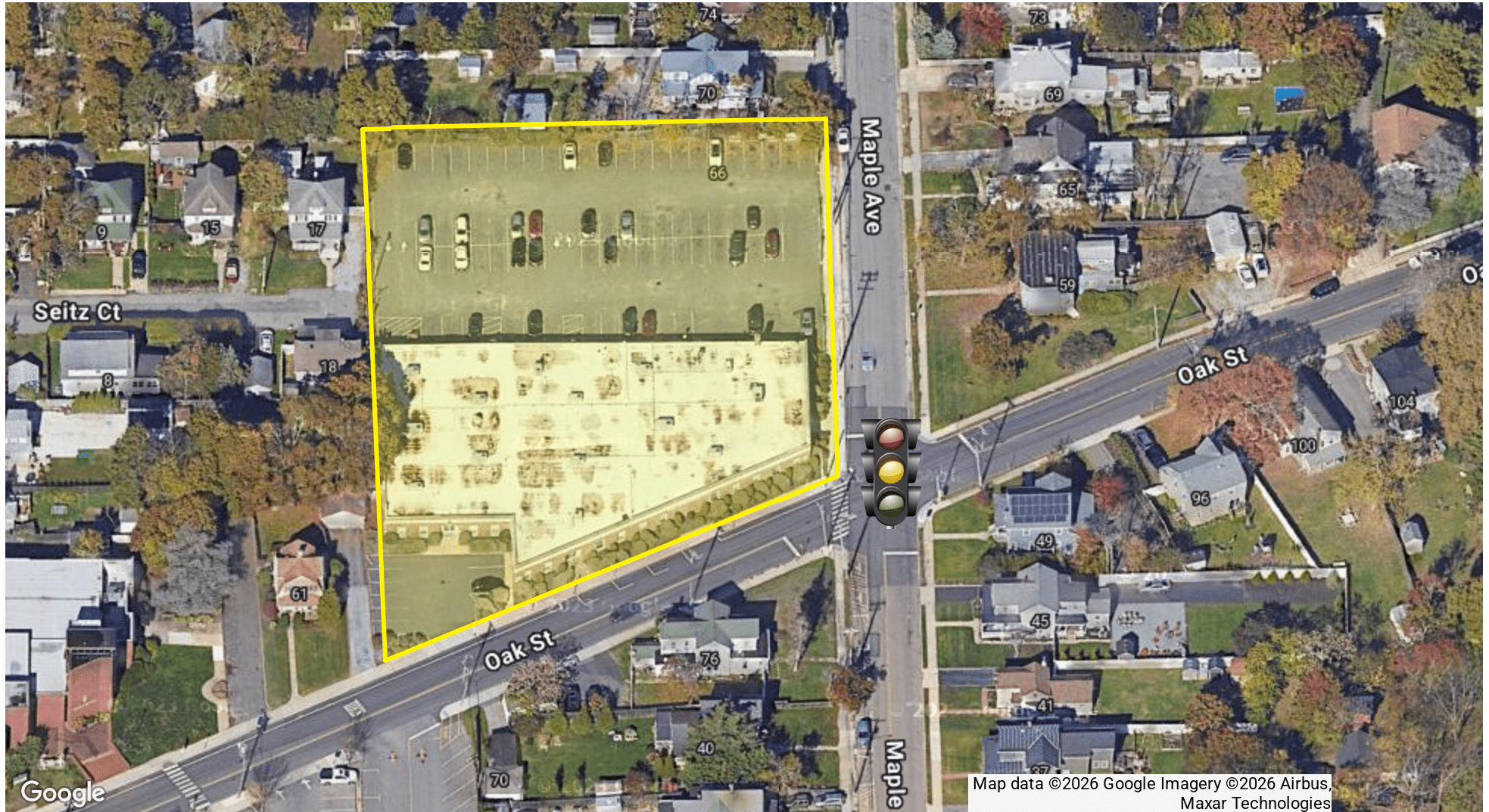
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AERIAL VIEW OF PROPERTY

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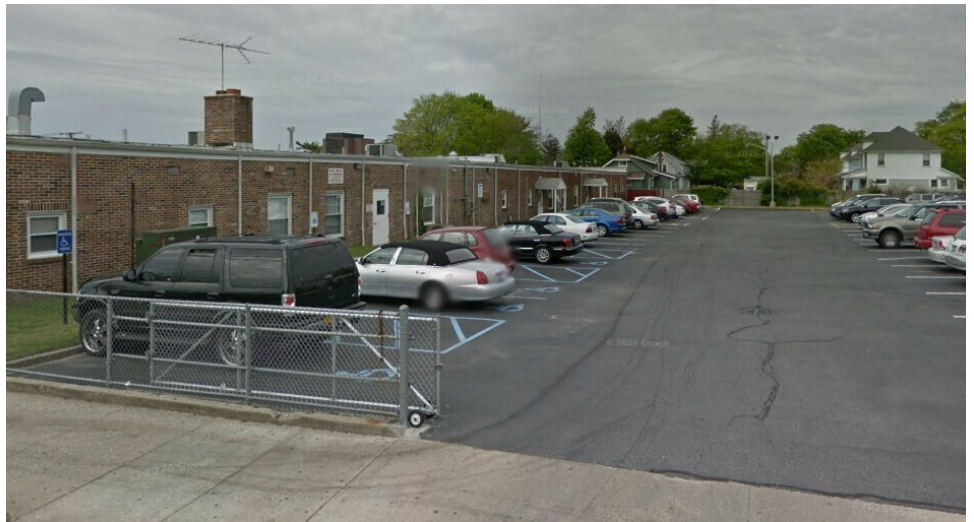
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ADDITIONAL PHOTOS

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PATCHOGUE MAP-OMSTYLE

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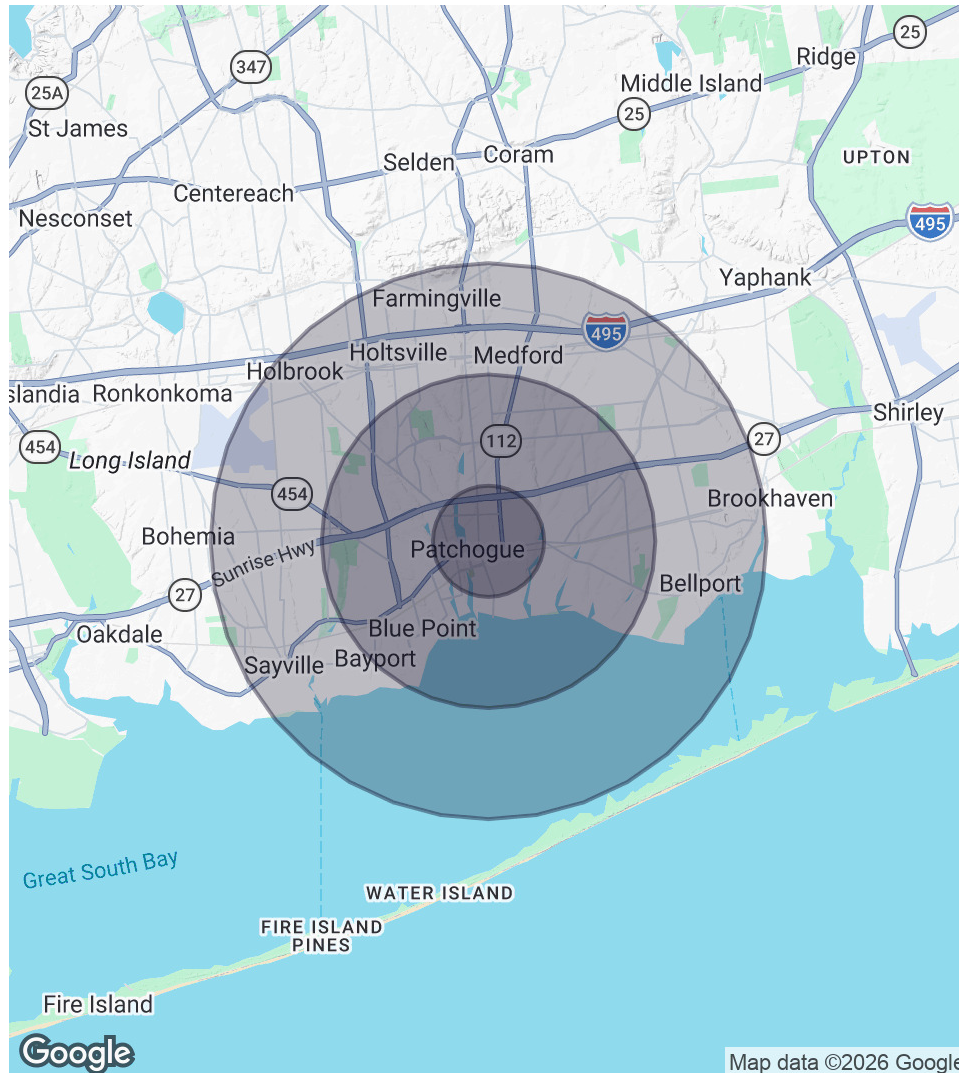
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DEMOGRAPHICS MAP & REPORT

Professional Office Building For Sale | 75 Oak Street Patchogue, NY 11772



1 Mile Radius

Population
14,027
Households
5,593
Average HH Income
\$132,231

3 Miles Radius

Population
67,970
Households
26,050
Average HH Income
\$147,226

5 Miles Radius

Population
158,206
Households
57,053
Average HH Income
\$153,728

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