

OFFERING MEMORANDUM | **FOR SALE**

7.50 Acre Horticulture & Garden Center

185 N. Country Road, Mount Sinai New York 11766



Commercial



THE OFFERING | Executive Summary

7.50 Acre Nursey | Horticulture & Garden Center | 185 N. Country Road, Mount Sinai, New York 11776

SALE PRICE: Upon Request

ANNUAL TAXES:

\$22,135.46

Rare & Unique Opportunity to Purchase a carefully cultivated and nurtured to perfection Horticulture Distribution & Garden Center. Nestled on 7.5 Acres on the North Shore of Suffolk County, Long Island, New York in a beautiful historic neighborhood. This garden center enjoys high visibility and easy accessibility, ensuring a steady flow of foot traffic. A profitable community staple for over 25 years with significant room for growth with expanded marketing efforts such as the introduction of new products and services and leveraging the property's natural beauty for events. Property includes a Four-bedroom 2,200 SF Farmhouse for the ideal live/work situation.

The meticulously maintained property is a year-round venture producing over 10,000 + plants per year including Leyland Cypress, Hollies, Green Giant Arborvitae, ornamental plants and flowers. Beautiful display gardens throughout with massive natural rock walls, and heavy-duty outdoor lighting set up for Christmas tree displays. Property offers ample parking for 30 with room to expand for even more vehicles, a massive storage barn and Small Store/Gift Shop. *Full list of features follows on next page.*

[Exclusively represented by:](#)

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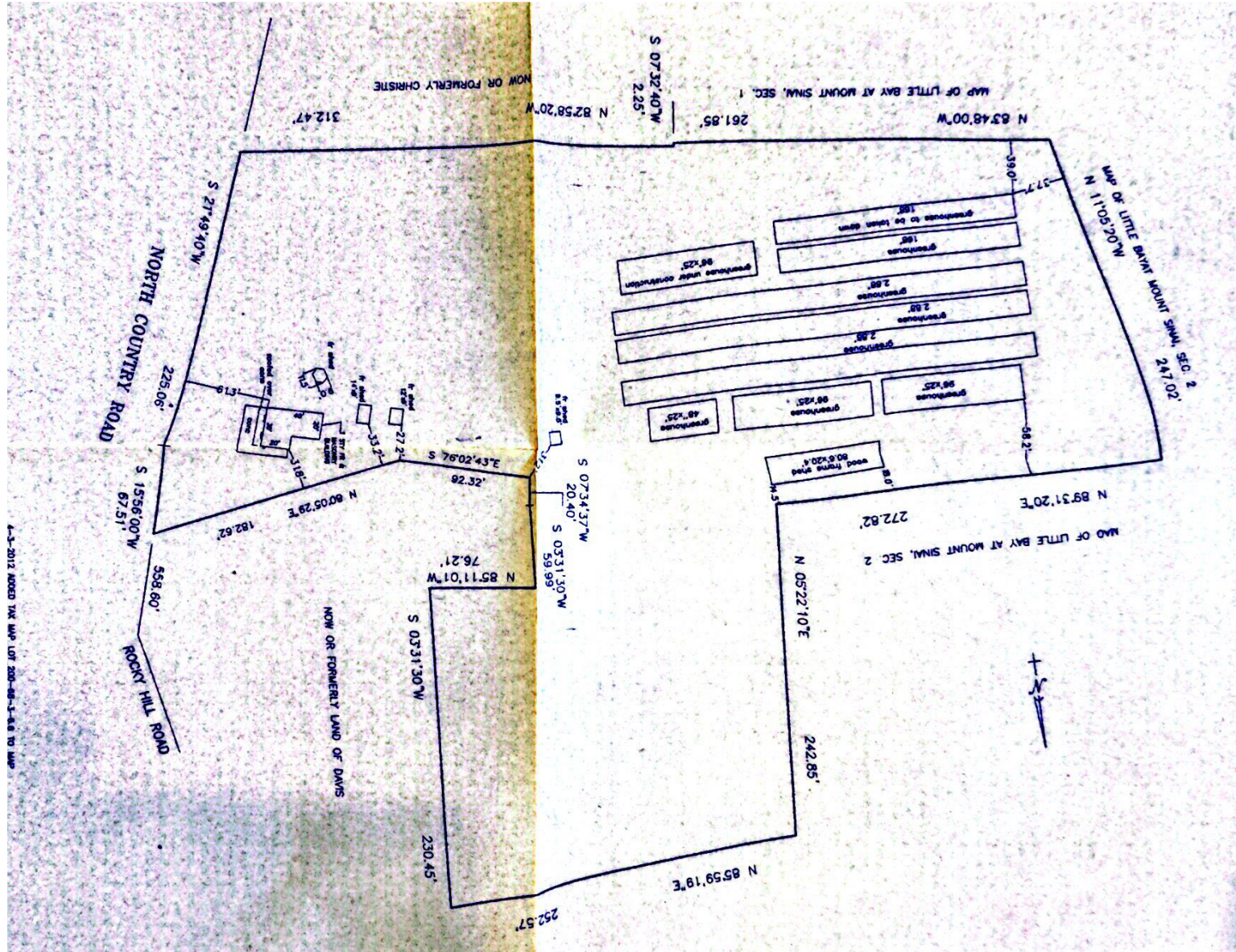


PROPERTY DETAILS | Features



- 7.50 Acres With 600 Feet Of Frontage And Five (5) Sets Of Gated Entrance
- Four (4) Bedroom Two-Story Farmhouse (2,200 SF)
- 8 Foot Stockade Fence On Steel Posts Surround Entire Property
- Three (3) Interconnected Wells Producing 200-gals Water Per Minute
- Seven + (7) Timeclocks For Over Sixty (60) 2-inch Solenoid Valves In Underground Rooms For Winter Watering
- Sixty (60) Constant Water Line Outlets For Spot Watering
- Property Is Stoned And Graded With Multiple Drainage Pits And Drywalls
- Multiple Defined Display Areas For Retail Sales Of Nursery Stock And Perennials
- Four (4) Storage Sheds
- Extra-large Barn For Storage Of Equipment
- Retail Storefront/Gift Shop Building
- Two (2) Large heated Greenhouses with Roll Down Sides For Perennials And Annuals
- Multiple Steel Greenhouses
 - 17ft X 2,400 ft
 - (3) 25 ft x 96 ft
 - (2) 26 ft x 150 ft
 - (1) 34 ft x 96 ft

PROPERTY SURVEY



PROPERTY PHOTOS

 Douglas Elliman
Commercial







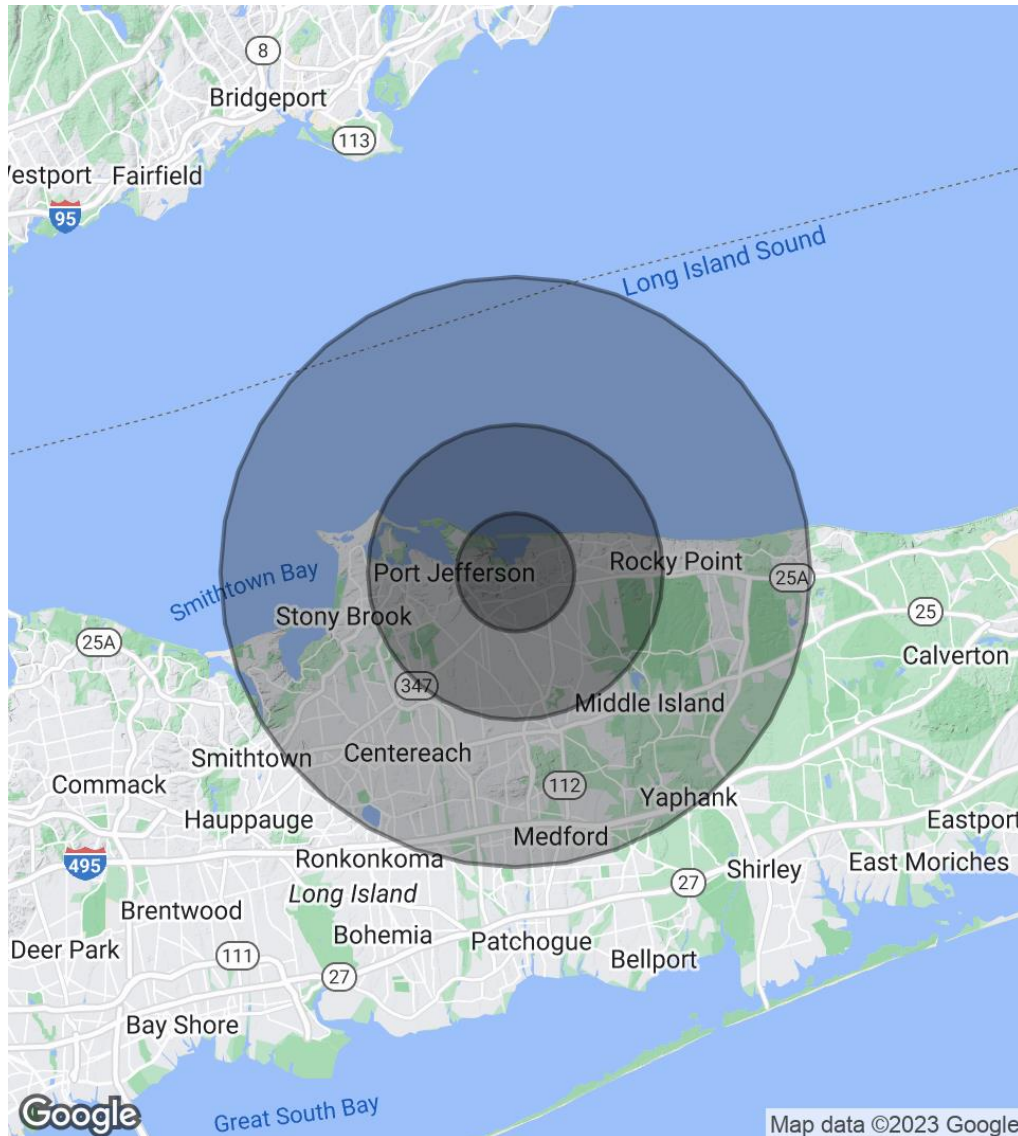




RETAIL MAP



PROPERTY DEMOGRAPHICS



2 MILES

Population

21,412

Households

8,139

Average HH Income

\$136,635

5 MILES

Population

119,485

Households

44,777

Average HH Income

\$128,214

10 MILES

Population

354,222

Households

127,602

Average HH Income

\$120,433

EXCLUSIVELY REPRESENTED BY:



Michael G. Murphy is the President of Douglas Elliman Real Estate's Commercial Division, a leading full-service commercial brokerage firm. In addition to his role overseeing the day-to-day operations of the multibillion-dollar Commercial office, Michael also sits on the Senior Executive Advisory Board at Elliman, one of the leading real estate firms in the world. In his innumerable roles Michael is responsible for strategic planning and the company's day-to-day commercial operations that involves overseeing more than 100 offices spanning across the five boroughs. He plays a pivotal role in the recruitment of top talent, business development, and integrating the company's real estate brokerage activities with project management and facilities management.

A trendsetter in the world of real estate, Murphy is responsible for the inception of a full-service commercial real estate division at Douglas Elliman. In 2003, it was Michael who shaped the idea of a commercial unit to take advantage of the referrals that were filtering out of the company's residential offices. Since its commencement, Michael has developed an exceptional referral base of loyal clients, completing more than a billion dollars in real estate transactions which include Hotels, Shopping centers, Triple Net opportunities, Land deals, several noteworthy office/ industrial leases and retail developments with national chains. Having represented some of the most recognized names in the Real Estate and Business arena, Michael brings a depth of knowledge to the Commercial Division that is second to none.

A self-starter, creative problem solver and an expert negotiator, Murphy has proven to be a trailblazer and is an iconic figure in the business industry. Prior to joining Douglas Elliman, he was a managing principal at Global Commercial Realty. He also co-owned and operated the "Dublin" Group, a chain of successful restaurant/bars throughout the Long Island area including Dublin Down, Dublin Over, Dublin Deck, Planet Dublin, Murphy's Law, Venue 56, as well as his newest venture in the hospitality, Industry Prato 850, A Gastro Pub, and hot spot in Commack.

In 2007 Michael was a recipient of Long Islands Prestigious 40 under 40 award, which is given to outstanding members of the business community who are under the age of 40. For well over a decade Michael has consistently been honored with numerous TOP Broker awards such as the Pinnacle Award, Platinum award and has consecutively been presented with the Award for # 1 Commercial Broker for GCI and Transactions within the Elliman network. Michael was also the Recipient of the CoStar Power Broker Award in 2016, 2017, 2018 and 2019 and was honored as Long Island Business News Top Commercial Broker for 2017.

Michael has an extensive academic background receiving his MBA in International Business from Franklin College, in Lugano Switzerland where he was selected from an elite group of scholars to participate in a one-year accelerated program after first receiving his B.A. from CW Post Long Island University, where he played football on scholarship.

His professional affiliations include Commercial Industry Brokers Society of Long Island (CIBS), International Council of Shopping Centers (ICSC), Long Island Commercial Network (LICN) and LIBI. He participates in several philanthropic activities donating both time and financial aid to various charities including the Sunshine Kids, American Heart Association, Toys for Tots, St. Jude, All Inclusive Lacrosse and more.

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Commercial real estate involves more than just property listings. To get the most effective results, you need to partner with a company that has a full complement of services and an in-depth team of professionals to help with all your needs. Douglas Elliman's team of commercial real estate experts is committed to unrivaled performance standards when working with tenants, investors, purchasers and owners. We represent all major property types including office, industrial, retail, apartment and land. We treat each other each assignment with commitment and focus, from a single transaction in a local market to national and multi-market assignments. We help negotiate contracts, coordinate construction and provide both property management as well as ongoing advisory service to satisfy your changing real estate needs. Our breadth of market knowledge, unprecedented network and use of innovative technology extend to all types of property transactions. For information on our services please contact us today.