

OFFERING MEMORANDUM

MEDICAL | PROFESSIONAL OFFICE BUILDING | 227 Union Avenue Holbrook, NY 11741

FOR SALE



Commercial



EXECUTIVE SUMMARY

225-227 Union Avenue Holbrook, NY 11741

 **Douglas Elliman**
Commercial

Office Building Size:	6,910 SF	Total Combined Lot Size:	0.79 Acres
Legal Rental Home Size:	3 bed/2 bth	Parking:	+/- 40 Spaces
Zoning:	J2 + Residential	Heat:	Oil/Gas
Total Annual Taxes:	\$35,617.99	Sale Price:	Price on Request

For more details or to arrange a private showing, please contact Michael Murphy. Taxes Reflect total for both properties.

Medical/Professional Office Property For Sale

An exceptional opportunity to acquire a two-building portfolio situated on a combined 0.79 acres in the heart of Holbrook. This rare offering includes a three-bedroom, two-bath legal residential rental home and a 6,910 SF professional/medical office building, formerly the well-known Sachem Animal Hospital.

The J2-zoned professional building features multiple entrances, a flexible layout, oil and gas heat, ample on-site parking, strong visibility, and a partial basement with exterior access. The building also includes a freshly painted one-bedroom apartment above, creating an additional income stream or on-site operational convenience.

The site benefits from tremendous frontage and a double-sided marquee sign, maximizing exposure for any commercial or medical user.

The accompanying three-bedroom, two-bath home is uniquely positioned with mixed J2 and residential zoning, allowing it to function as a legal residential rental or be repurposed for business use, offering exceptional flexibility. The home includes new siding and fresh paint, hardwood and carpet throughout, new Frigidaire appliances, gas heat, a full basement with interior and exterior entrances, a detached one-car garage with ample storage, and a fully fenced yard, enhancing both usability and tenant appeal.

The property's strategic location offers outstanding regional connectivity. It is just minutes from the Station Yards at the Ronkonkoma LIRR and provides easy access to the Long Island Expressway, Sunrise Highway, and other major transportation routes, strengthening both user convenience and long-term investment performance.

This portfolio represents an incredible opportunity for an end user, investor, or operator seeking a versatile, well-positioned asset with significant upside potential.

Exclusively represented by:

Michael G. Murphy

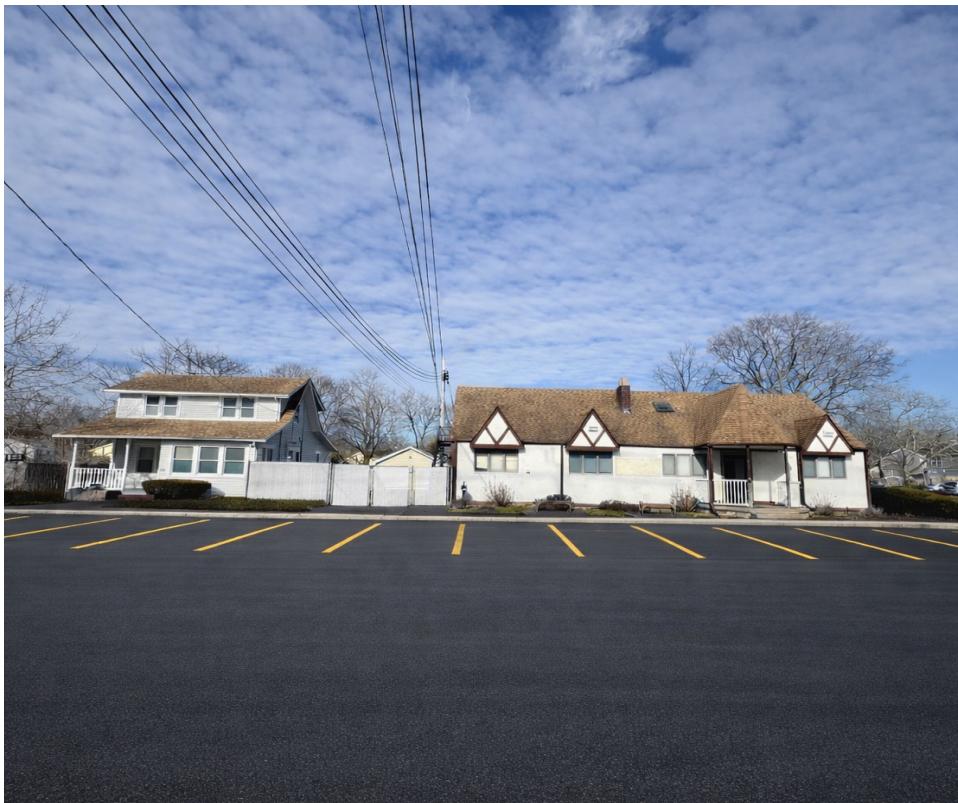
President | Commercial Division

631.858.2460 Email: michael.murphy@elliman.com

COMPLETE HIGHLIGHTS

225-227 Union Avenue Holbrook, NY 11741

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Property Highlights

- Two-building portfolio on 0.79 acres featuring a 6,910 SF professional/medical office building plus a legal three-bedroom residential rental.
- Flexible commercial building with multiple entrances, strong visibility, ample parking, oil and gas heat, and a partial basement with exterior access, plus an income-producing one-bedroom apartment.
- Updated residential home with gas heat, a full basement, new siding and paint, new appliances, and a detached one-car garage with ample storage.
- Prime Holbrook location minutes from the Ronkonkoma LIRR Station Yards and major highways, offering exceptional accessibility and long-term investment upside.

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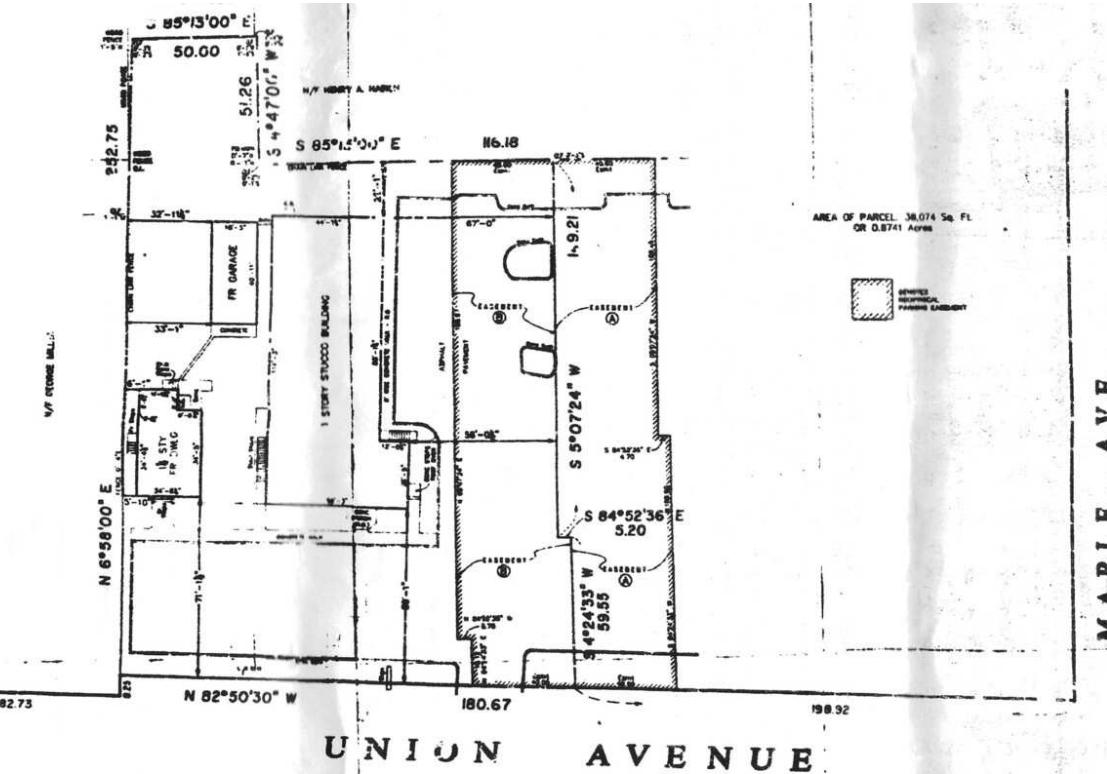


PROPERTY SURVEY

225-227 Union Avenue Holbrook, NY 11741

 Douglas Elliman
Commercial

11781 11781



Survey Certified 10:

HCSL Realty Corp.
Marine Midland Bank
Ticor Title Guarantee Company
Long Island Development Corporation
Small Business Administration

THEATRE IN LITERATURE

NOTES.
This policy was adopted in accordance with the 1968
Code of Practice of Land Surveyors of the New York
State Association of Land Surveyors. It is a copy
of the 1968 Code of Practice of Land Surveyors of the
State Association of Land Surveyors, as it appears
in Section 7009 of the New York State Education Law. Certain
of the language of the 1968 Code of Practice has been
altered to conform to the language of the 1970 Code of Practice.
This policy is not to be construed as a limitation on the right
of the Surveyor to make any changes in the original survey
and Lender instruction as he sees fit, and to a degree of
the Surveyor's discretion, and his professional judgment.
1. The Surveyor shall not be liable for damage to the property
or to persons caused by his acts and omissions, and he is not
responsible for any damage to the property or to persons
caused by the acts and omissions of the Surveyor's
subordinates, or by the acts and omissions of persons
other than the Surveyor, or by the acts and omissions of
agents of the Surveyor, or by the acts and omissions of
agents of any way and of assessors of roads, if
such agents act within the scope of their authority.

SURVEY OF PROPERTY

KODAK BROOK

**TOWN OF BROOKHAVEN
SUFFOLK COUNTY
NEW YORK**

Surveyed
May 1, 1986
by
Smith & Jung
Smith & Jung
Professional Land Surveyor
120 Madison Avenue
Paterson, NJ 07522
Phone: 973-475-1182

Exclusively represented by:

Michael G. Murphy

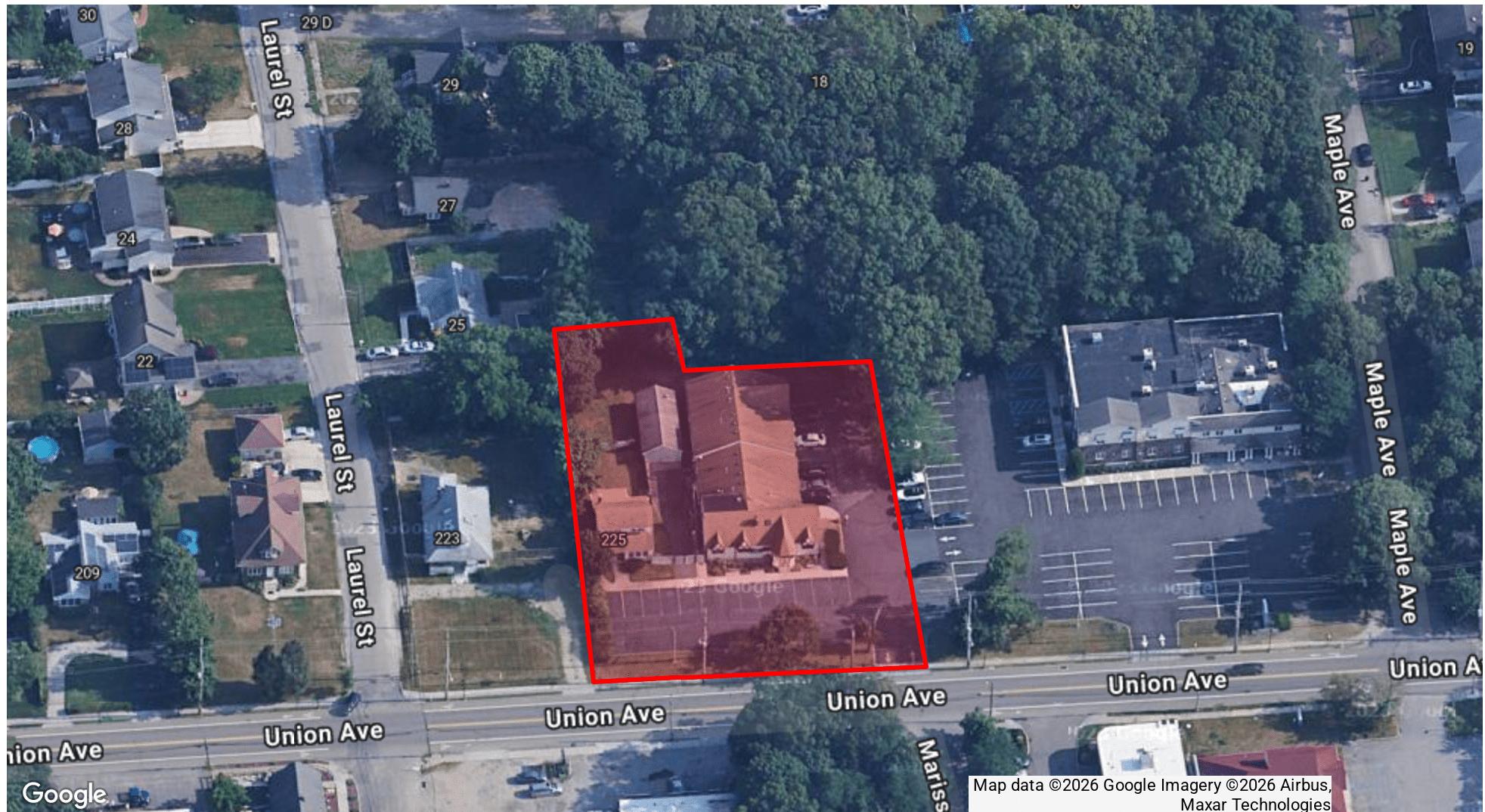
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AERIAL VIEW OF PROPERTY

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RETAILER MAP

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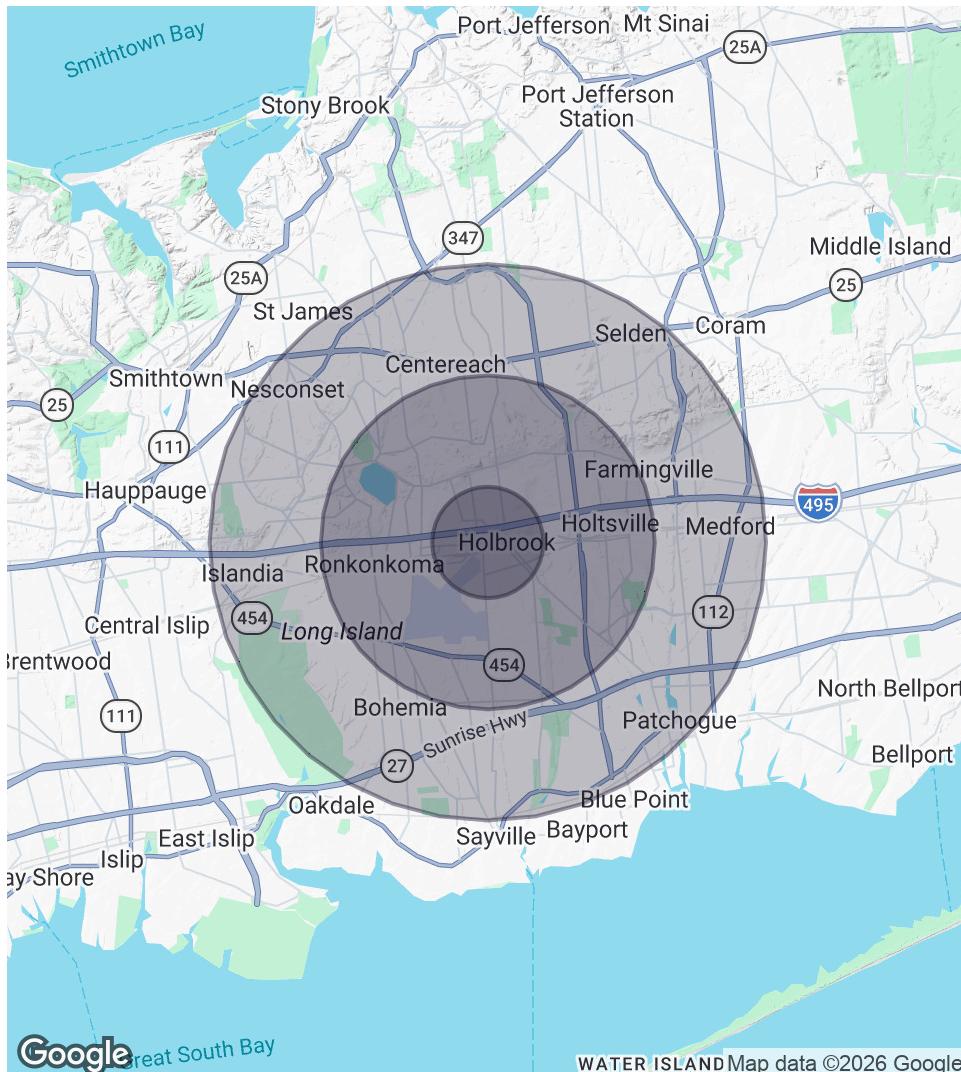
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DEMOGRAPHICS MAP & REPORT

225-227 Union Avenue Holbrook, NY 11741

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Commercial



1 Mile Radius

Population

10,633

Households

3,466

Average HH Income

\$153,993

3 Miles Radius

Population

85,092

Households

29,256

Average HH Income

\$160,218

5 Miles Radius

Population

223,660

Households

78,594

Average HH Income

\$159,773

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ADVISOR BIO 1

225-227 Union Avenue Holbrook, NY 11741

 **Douglas Elliman**
Commercial



Michael G. Murphy

President | Commercial Division

michael.murphy@elliman.com

Direct: **631.858.2460** | Cell: **631.834.2626**

Professional Background

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 involve 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, 2021 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, the Philanthropy Network of NY, and more.

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We Are Commercial Real Estate
550 Smithtown Bypass Suite 117
Smithtown, NY 11787
631.858.2405
ellimancommercial.com

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 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.