

109 CARLETON AVENUE

Central Islip, New York

ASKING PRICE: \$850,000



MEDICAL (DENTAL) OFFICE BUILDING
ONE STORY WITH FINISHED LOWER LEVEL

PROPERTY OVERVIEW

PROPERTY INFORMATION

3,160 +/- square feet on first floor
2,260 +/- square feet on lower level

FIRST FLOOR

Large Waiting / Reception Area
Eleven Treatment Rooms
Two offices
Three bathrooms

LOWER LEVEL

Five offices
Three laboratories
One bathroom

ADDITIONAL HIGHLIGHTS

- Northwest corner Carleton Avenue and Elmore Street
- 18,730 +/- lot area
- 88 +/- feet along Carleton Avenue
- 166 +/- feet along Elmore Street
- On-Site Parking for 25+/- cars
- Zoning BD Downtown Business & B Residential
- Real Estate Taxes \$32,250
- Built 1960 with additions constructed in 1968 & 1975
- Renovations / modernizations in 2020





LOCATION OVERVIEW

DOWNTOWN CENTRAL ISLIP

- 1.75 miles south of the Long Island Expressway
- 2.00 miles north of the southern State Parkway (Heckscher State Parkway)
- Less than 1 mile (along Carleton Ave) to Court Complex and Amenities:
- United States District Court - Eastern District
- Suffolk County District Family Court
- Touro Law Center
- Fairfield Sports Complex - Home of the Long Island Ducks Baseball
- Courtyard by Marriott
- Courthouse Corporate Center
- Fairfield Apartments at Islip
- Central Islip Towne Center - Shopping Mall

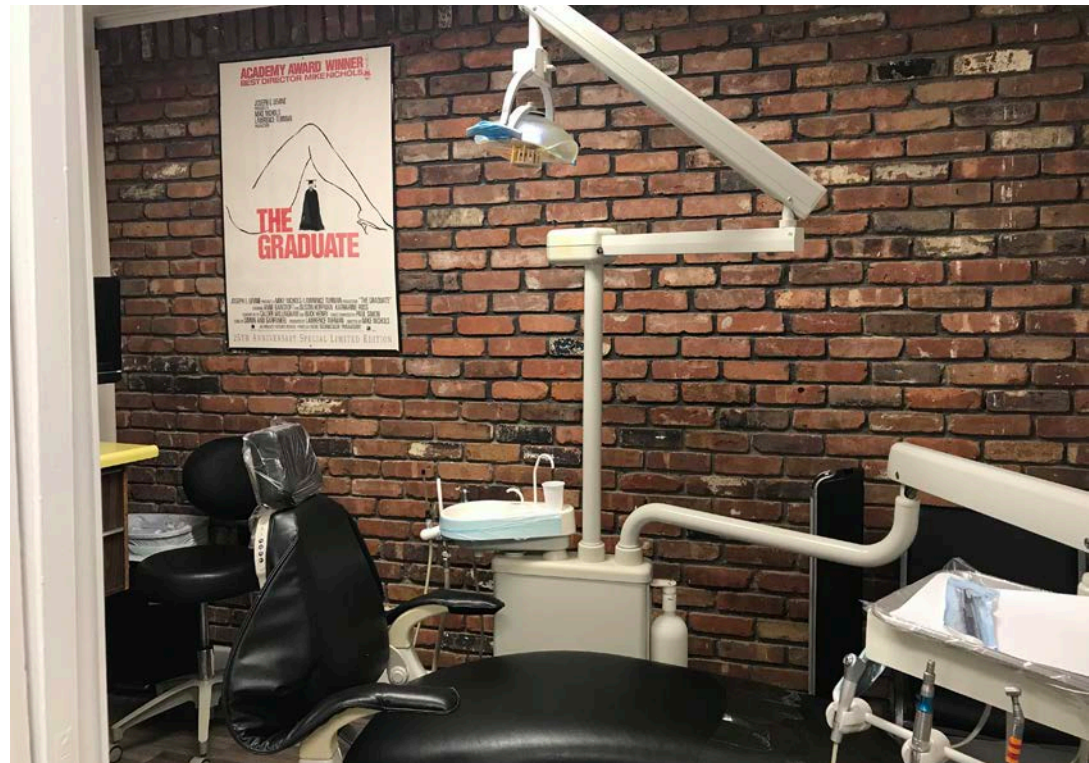
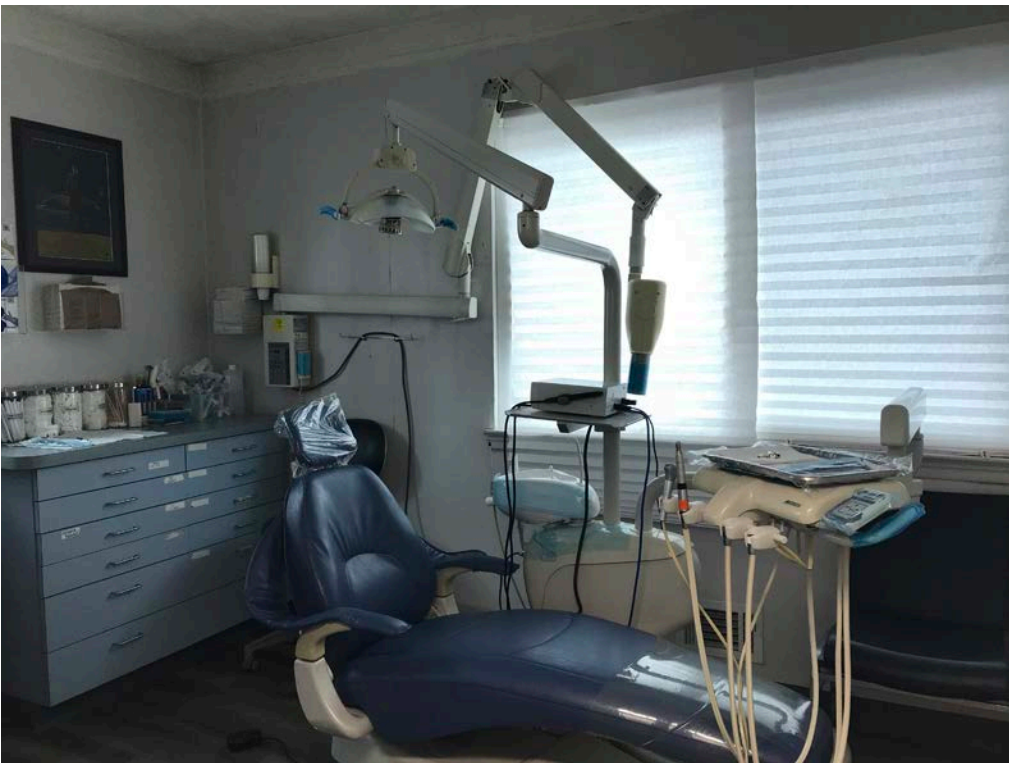
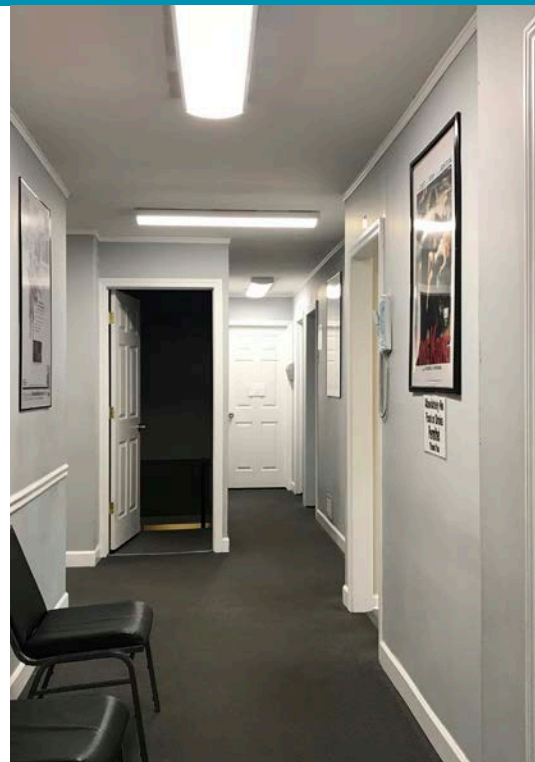
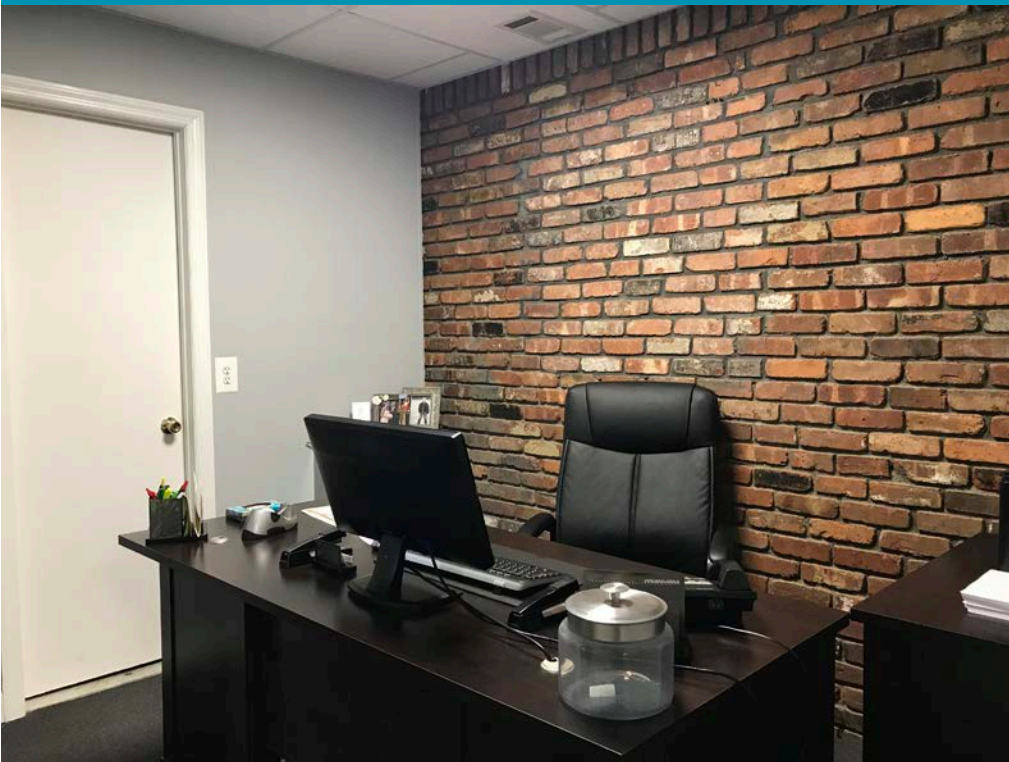
OTHER NEARBY AMENITIES AND BUSINESS VENUES:

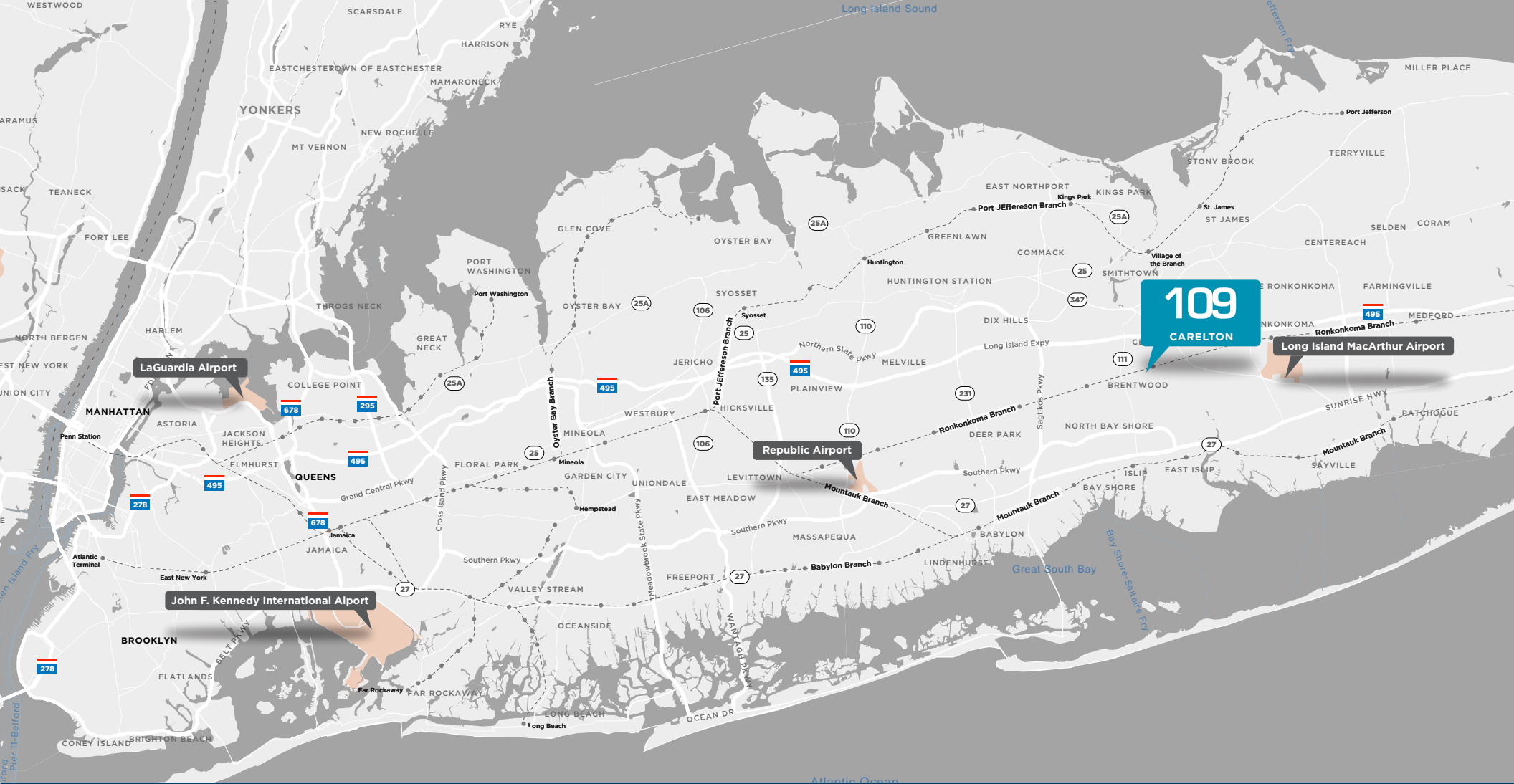
- Hauppauge Business and Industrial Park (15,000,000 sf and 50,000 employees)
- Wind Watch Golf and Country Club
- Route 454 Retail & Business Corridor
- Long Island MacArthur Airport (8 miles)

DRIVE TIMES

30 Mins	60 Mins	90 Mins
705k Consumers	1.7M Consumers	6.6M Consumers







INQUIRIES:

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