

# **+/- 7,000 SF PROFESSIONAL OFFICE BUILDING**

627 Horseblock Road | Farmingville, New York 11738

## **FOR SALE**



Commercial



[ellimancommercial.com](http://ellimancommercial.com)



# EXECUTIVE SUMMARY



627 Horseblock Road | Farmingville, New York 11738

Building Size:	7,000 SF	Lot Size:	0.74 Acres
Corner:	Yes	Parking:	35 Spaces
# of Stories:	Two (2)	Zoning:	J2
Annual Taxes:	\$18,609.00	Sale Price:	Price on Request

For more details or to arrange a tour, please contact Michael Murphy

## Property Overview

This +/- 7,000 SF freestanding office building is prominently positioned on a corner lot along heavily traveled Horseblock Road. Zoned J2, the property offers exceptional visibility and flexibility for a wide range of professional or medical uses. Fully renovated in 2015 with custom-designed high-end finishes, the building has been meticulously maintained and features a state-of-the-art security system, central air conditioning and heating, and a multi-zoned HVAC system for enhanced comfort and operational efficiency.

The property will be delivered vacant, presenting a turnkey opportunity for an owner-user or investor seeking to reposition the asset for higher yield operations.

The interior layout includes three executive suite offices, eight standard offices, two smaller glass enclosed offices, 10-person sales floor, large conference room, two bathrooms, and a galley kitchen. The second floor offers three separately sectioned office suites and two bathrooms. One office has room for a 9-person call center, 2-person office and conference room. The second office has two offices with an area for call center cubicles. The third office has a large multi-person office with reception/waiting area.

The site includes 35 on-site parking spaces, including two ADA assigned spots and a rear ADA accessible entrance. This is a prime opportunity to acquire a highly visible, well-appointed asset in a strong commercial corridor.

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 Corner Location with J2 Zoning | This +/- 7,000 SF freestanding office building sits on a high-visibility corner lot along Horseblock Road, offering flexible J2 zoning suitable for a wide range of professional or medical uses. Located 1.4 miles from the Long Island Expressway.
- Delivered Vacant and Ready for Repositioning | The property will be delivered vacant, providing a turnkey opportunity for an owner-user or investor to unlock higher income potential through redevelopment or adaptive reuse.
- High-End Renovation and Infrastructure | Renovated in 2015 with custom-designed finishes, the building features a state-of-the-art security system, multi-zoned HVAC, and modern infrastructure throughout.
- Versatile Interior Layout | The space includes executive suites, standard offices, conference rooms, call center-style workspaces, shared glass-enclosed offices, and a kitchen—designed for operational flexibility.
- Ample Parking | The site includes 35 parking spaces including two ADA assigned spots enhancing convenience and future scalability.

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# EXTERIOR PHOTOS



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# INTERIOR PHOTOS

627 Horseblock Road | Farmingville, New York 11738



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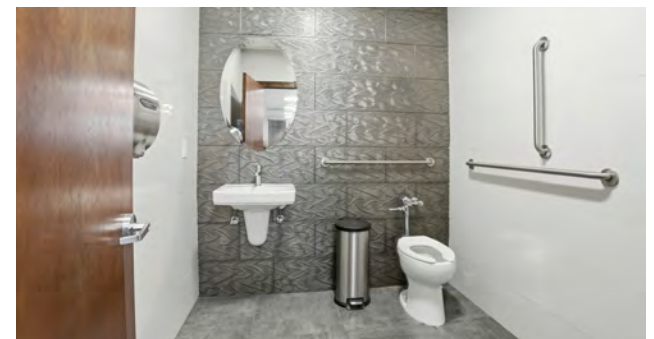
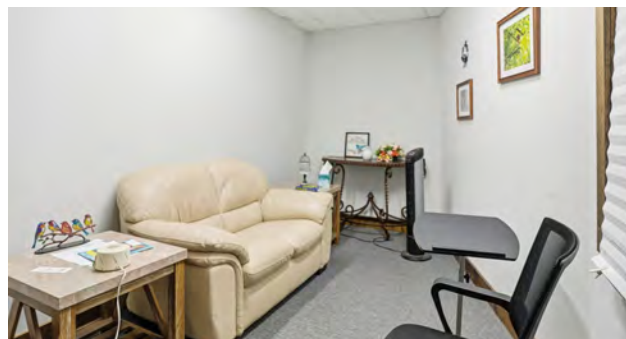
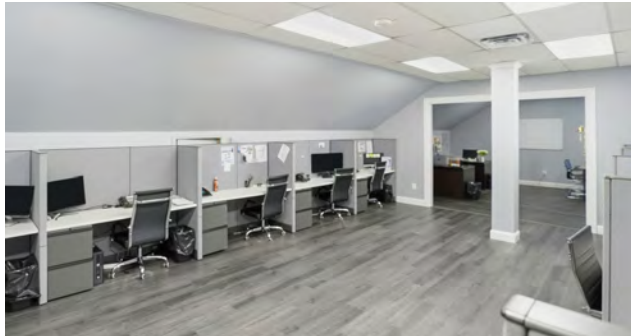
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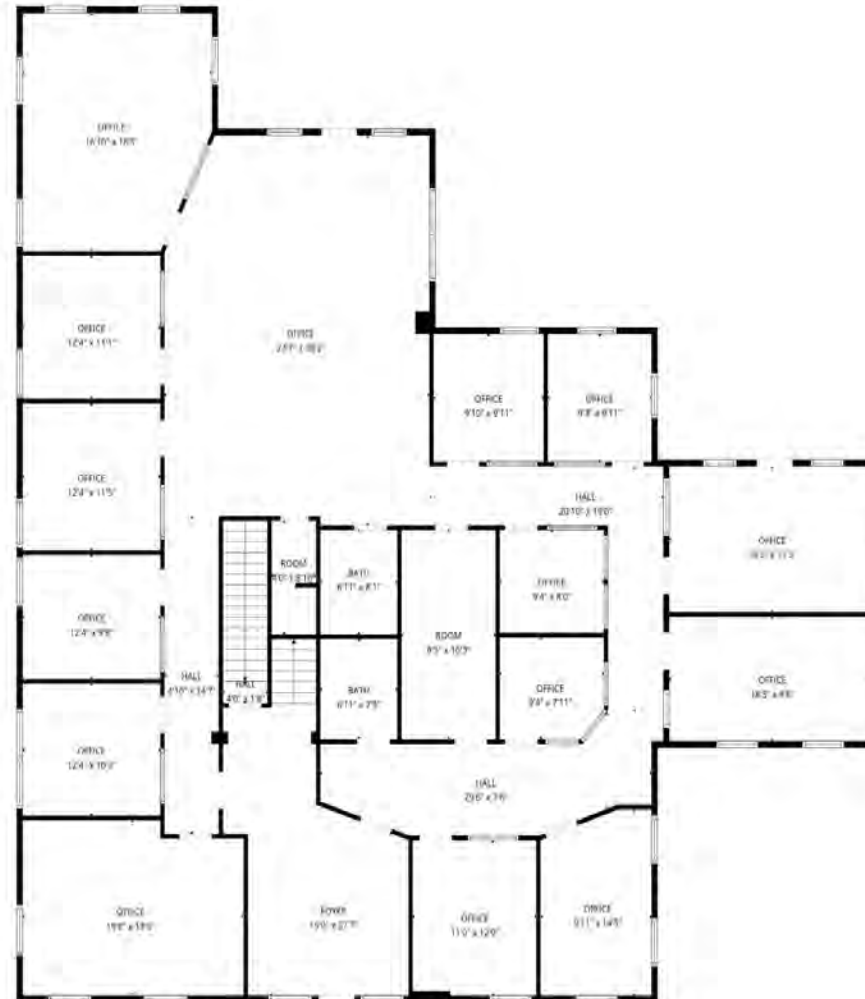
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## FLOOR PLAN | FIRST FLOOR



627 Horseblock Road | Farmingville, New York 11738



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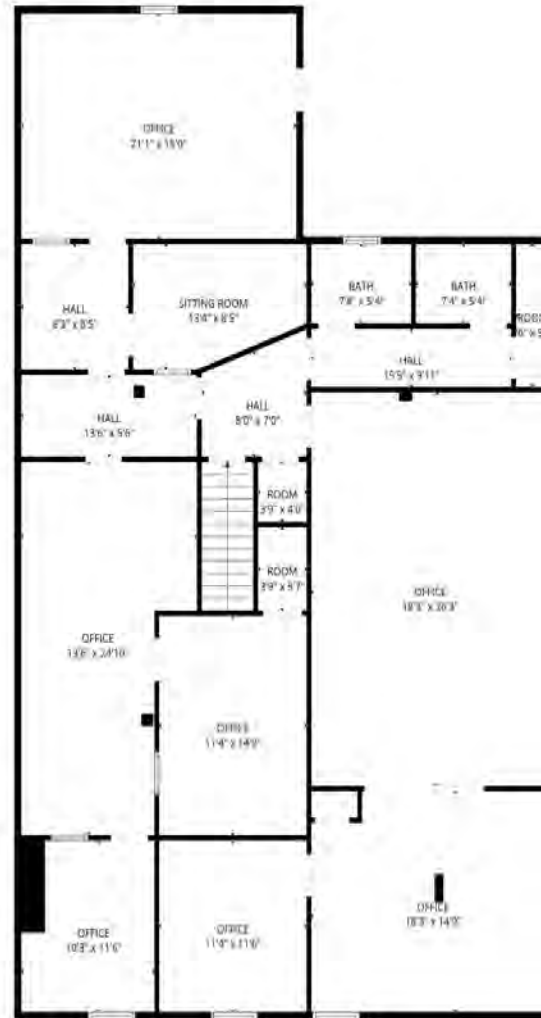
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# FLOOR PLAN | SECOND FLOOR

627 Horseblock Road | Farmingville, New York 11738



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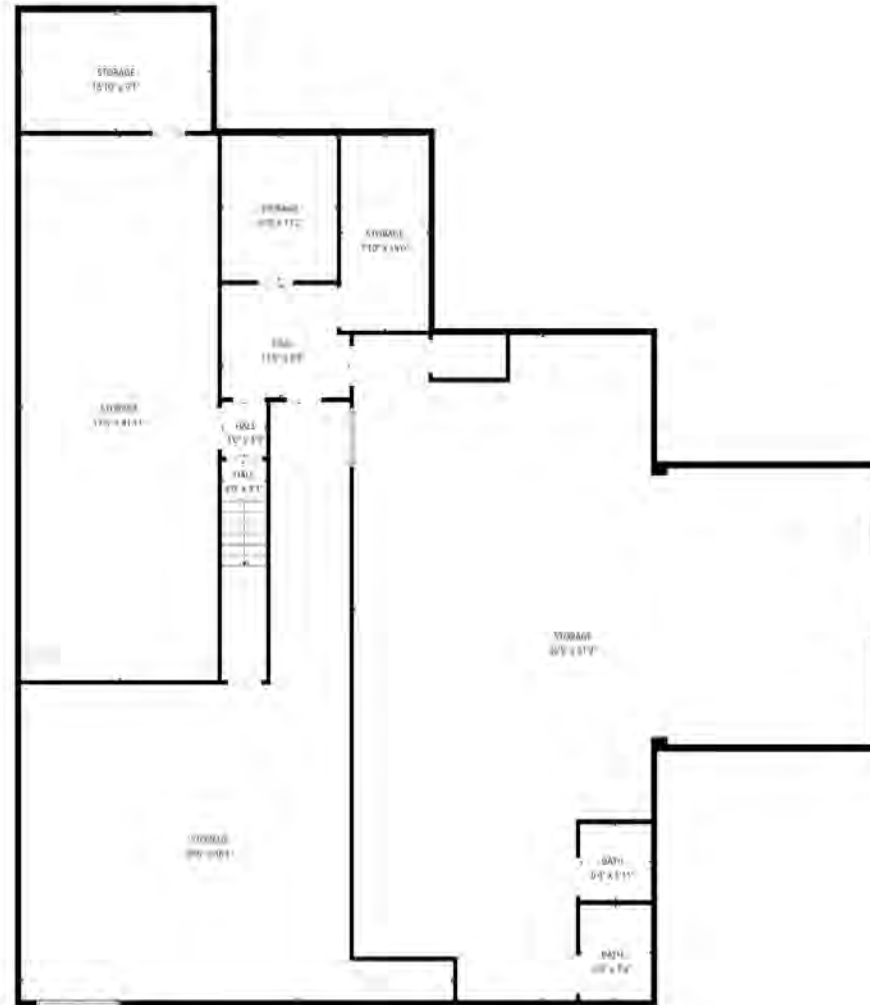
President | Commercial Division

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# FLOOR PLAN | BASEMENT

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# AERIAL VIEW

627 Horseblock Road | Farmingville, New York 11738



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# LOCAL + NATIONAL RETAIL MAP

627 Horseblock Road | Farmingville, New York 11738



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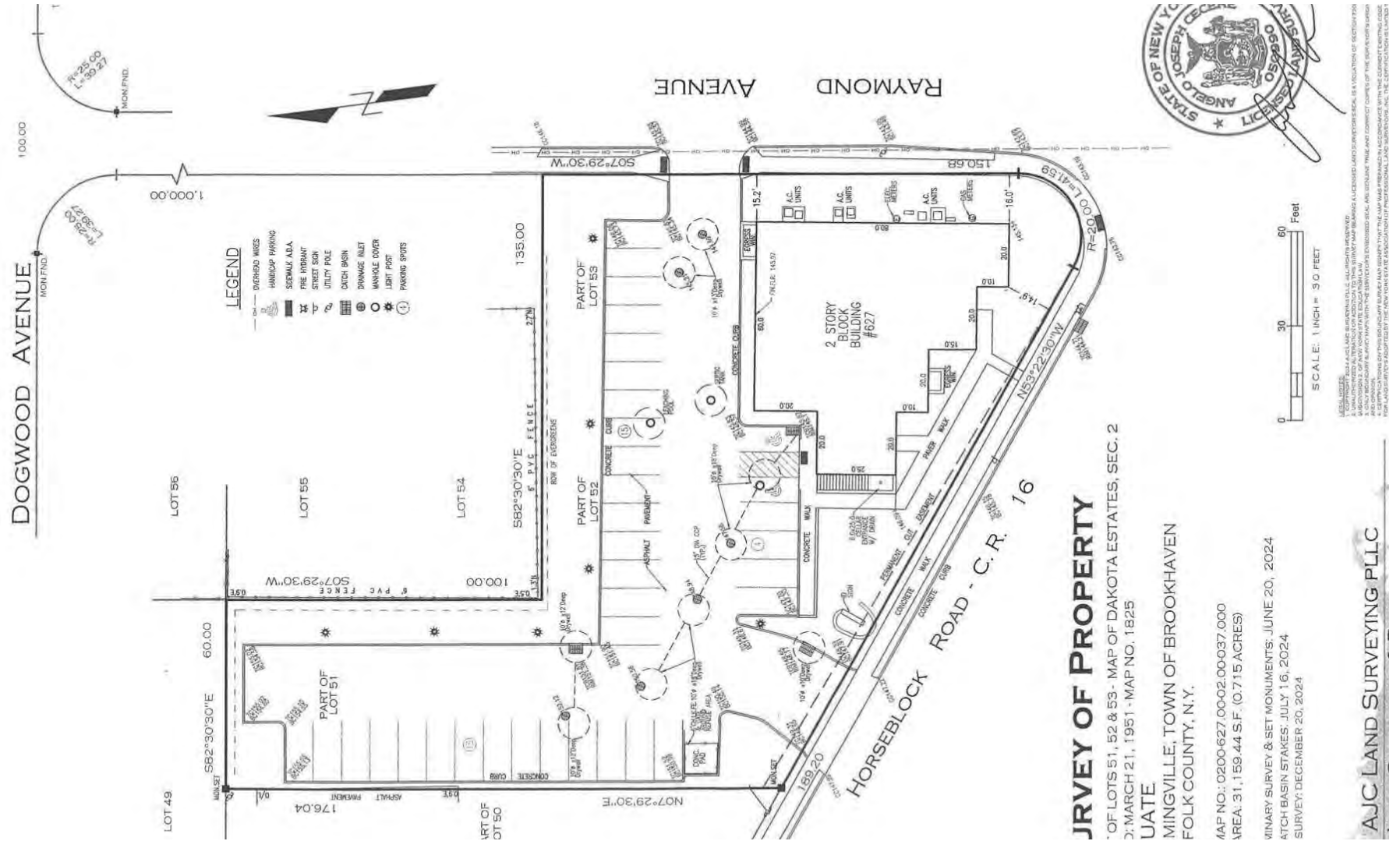
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# AERIAL VIEW OF PROPERTY

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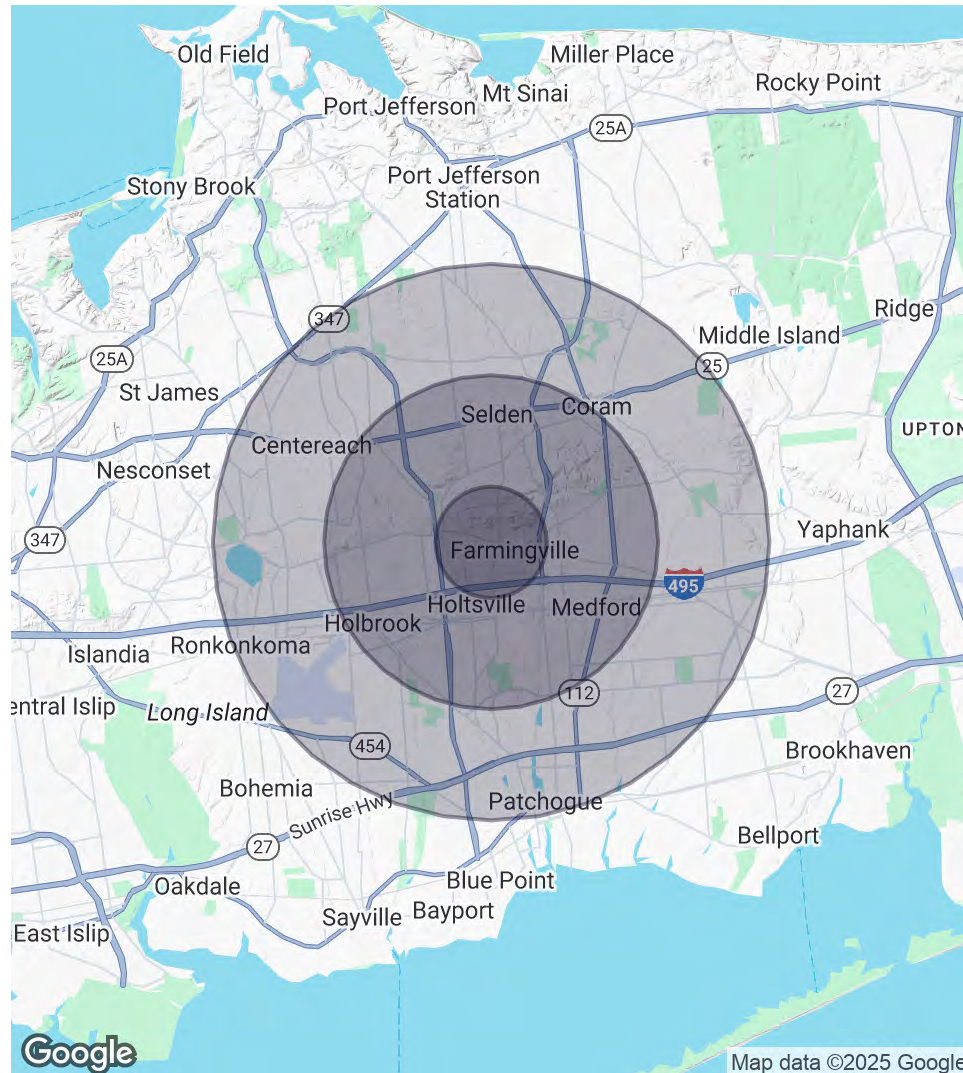
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# DEMOGRAPHICS MAP & REPORT

627 Horseblock Road | Farmingville, New York 11738



## 1 Mile Radius

### Population

10,281

### Households

3,284

### Average HH Income

\$177,713

## 3 Miles Radius

### Population

81,539

### Households

27,966

### Average HH Income

\$150,787

## 5 Miles Radius

### Population

236,159

### Households

82,083

### Average HH Income

\$148,713

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# ADVISOR BIO 1

627 Horseblock Road | Farmingville, New York 11738



## 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

### Douglas Elliman Commercial - Long Island

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Smithtown, NY 11787

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## **We Are Commercial Real Estate**

550 Smithtown Bypass Suite 117  
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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 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.