

Multifamily Property For Sale

# 440 Middle Country Rd

Middle Island, NY 11953



For More Information:



**Steven D. Bezmen**

Licensed Associate Real Estate Broker  
Douglas Elliman Commercial - Long Island  
516.419.2752  
steven.bezmen@elliman.com



**Vincent "Vince" Gebbia**

Licensed Real Estate Salesperson  
Douglas Elliman Commercial - Long Island  
516.695.4898  
vincent.gebbia@elliman.com

[WWW.ELLIMANCOMMERCIAL.COM](http://WWW.ELLIMANCOMMERCIAL.COM)

THE PROPERTY CONTAINED WITHIN THIS DOCUMENT IS BEING EXCLUSIVELY REPRESENTED BY DOUGLAS ELLIMAN REAL ESTATE COMMERCIAL DIVISION, 650 SMITHTOWN BYPASS STE. 117 SMITHTOWN, NY 11787 631 868-2405 © 2023 DOUGLAS ELLIMAN COMMERCIAL OF LI, LLC. ALL MATERIAL PRESENTED HEREIN IS INTENDED FOR INFORMATION PURPOSES ONLY. WHILE THIS INFORMATION IS BELIEVED TO BE CORRECT, IT IS REPRESENTED SUBJECT TO ERRORS, OMISSIONS, CHANGES OR WITHDRAWAL WITHOUT NOTICE. ALL PROPERTY INFORMATION, INCLUDING, BUT NOT LIMITED TO SQUARE FOOTAGE, ROOM COUNT, ZONING IN THE LISTING SHOULD BE VERIFIED BY YOUR OWN ATTORNEY, ARCHITECT OR ZONING EXPERT. IF YOUR PROPERTY IS CURRENTLY LISTED WITH ANOTHER REAL ESTATE BROKER, PLEASE DISREGARD THIS OFFER. IT IS NOT OUR INTENTION TO SOLICIT THE OFFERINGS OF OTHER REAL ESTATE BROKERS. WE COOPERATE WITH THEM FULLY. EQUAL HOUSING OPPORTUNITY.





# Multifamily Property For Sale

## 440 Middle Country Rd., Middle Island, NY 11953



Offering Summary	
Sale Price:	\$3,400,000
Building Size:	3,000 SF
Lot Size:	43,560 SF
Number of Units:	7
Year Built:	1947
Renovated:	2022

### Property Overview

Presenting an excellent opportunity for Multifamily investors, this property offers a 3,000 SF building with 7 units, ideally located in the Middle Island area. Built in 1947 and recently renovated in 2022, the property showcases modern upgrades while retaining its timeless appeal. The well-maintained units provide an attractive housing solution for residents, featuring spacious layouts and contemporary amenities. With its prime location and strong rental demand in the thriving Middle Island market, this property represents a sound investment with significant potential for growth and attractive returns.

### Property Highlights

- 3,000 SF building with 7 units
- Built in 1947, renovated in 2022
- Modern upgrades and contemporary amenities
- Strong rental demand in Middle Island market
- Prime location for Multifamily/High-Rise investment

For More Information:

#### Steven D. Bezmen



Licensed Associate Real Estate Broker  
 Douglas Elliman Commercial - Long Island  
 516.419.2752  
 steven.bezmen@elliman.com

#### Vincent "Vince" Gebbia



Licensed Real Estate Salesperson  
 Douglas Elliman Commercial - Long Island  
 516.695.4898  
 vincent.gebbia@elliman.com



[WWW.ELLIMANCOMMERCIAL.COM](http://WWW.ELLIMANCOMMERCIAL.COM)

THE PROPERTY CONTAINED WITHIN THIS DOCUMENT IS BEING EXCLUSIVELY REPRESENTED BY DOUGLAS ELLIMAN REAL ESTATE COMMERCIAL DIVISION, 550 SMITHTOWN BYPASS STE. 117 SMITHTOWN, NY 11787 631.858.2405 © 2023 DOUGLAS ELLIMAN COMMERCIAL OF LI, LLC. ALL MATERIAL PRESENTED HEREIN IS INTENDED FOR INFORMATION PURPOSES ONLY. WHILE THIS INFORMATION IS BELIEVED TO BE CORRECT, IT IS REPRESENTED SUBJECT TO ERRORS, OMISSIONS, CHANGES OR WITHDRAWAL WITHOUT NOTICE. ALL PROPERTY INFORMATION, INCLUDING, BUT NOT LIMITED TO SQUARE FOOTAGE, ROOM COUNT, ZONING IN THE LISTING SHOULD BE VERIFIED BY YOUR OWN ATTORNEY, ARCHITECT OR ZONING EXPERT. IF YOUR PROPERTY IS CURRENTLY LISTED WITH ANOTHER REAL ESTATE BROKER, PLEASE DISREGARD THIS OFFER. IT IS NOT OUR INTENTION TO SOLICIT THE OFFERINGS OF OTHER REAL ESTATE BROKERS. WE COOPERATE WITH THEM FULLY. EQUAL HOUSING OPPORTUNITY.



# Multifamily Property For Sale

## 440 Middle Country Rd Middle Island, NY 11953

### Highlights: 440 Middle Country Rd Middle Island, NY 11953

**Steady Income:** The property is currently rented by a non-profit organization, generating a substantial rent roll of \$22,440 monthly, or \$269,280 annually. With a 2% rental increase built into the five-year lease, which is already one year in, this property promises steady and increasing income.

**Unit Breakdown:** The complex includes 6 studio apartments, each equipped with a bathroom and kitchen. These studios share a single meter, with ductless heating and cooling, additional backup hot water, and baseboard heating. Additionally, the property features a detached two-bedroom house with a full bathroom and a separate meter, as well as a detached office with a full bathroom, separate meter, and ductless unit.

**Gated Complex:** The property is secure, with a gated complex and an enormous blacktop driveway, providing ample parking space.

**Immediate Cash Flow:** This property is perfect for both first-time buy-and-hold investors and seasoned professionals, offering immediate cash flow and a fantastic addition to any portfolio.

**Appraisal and Seller Financing:** The property was recently appraised at \$3.4 million, and the seller is potentially willing to hold a note, making this an even more attractive investment.

**Prime Location:** Located off Middle Country Road in Middle Island, NY (Long Island Exit 66), the property is close to stores, shopping, bus stops, and other multifamily and development projects, ensuring consistent tenant demand.

**Tenant Responsibilities:** Tenants pay all expenses except for taxes, insurance, yard maintenance, and snow removal, reducing the owner's operational burden.

**Potential for Growth:** There is significant potential to bring in more revenue and increase the cap rate, making this property a valuable asset with upside potential.

For More Information:

#### Steven D. Bezmen



Licensed Associate Real Estate Broker  
Douglas Elliman Commercial - Long Island  
516.419.2752  
steven.bezmen@elliman.com

#### Vincent "Vince" Gebbia



Licensed Real Estate Salesperson  
Douglas Elliman Commercial - Long Island  
516.695.4898  
vincent.gebbia@elliman.com

 **Douglas Elliman**  
Commercial

[WWW.ELLIMANCOMMERCIAL.COM](http://WWW.ELLIMANCOMMERCIAL.COM)

THE PROPERTY CONTAINED WITHIN THIS DOCUMENT IS BEING EXCLUSIVELY REPRESENTED BY DOUGLAS ELLIMAN REAL ESTATE COMMERCIAL DIVISION, 550 SMITHTOWN BYPASS STE. 117 SMITH-TOWN, NY 11787 631.858.2405 © 2023 DOUGLAS ELLIMAN COMMERCIAL OF LI, LLC. ALL MATERIAL PRESENTED HEREIN IS INTENDED FOR INFORMATION PURPOSES ONLY. WHILE THIS INFORMATION IS BELIEVED TO BE CORRECT, IT IS REPRESENTED SUBJECT TO ERRORS, OMISSIONS, CHANGES OR WITHDRAWAL WITHOUT NOTICE. ALL PROPERTY INFORMATION, INCLUDING, BUT NOT LIMITED TO SQUARE FOOTAGE, ROOM COUNT, ZONING IN THE LISTING SHOULD BE VERIFIED BY YOUR OWN ATTORNEY, ARCHITECT OR ZONING EXPERT. IF YOUR PROPERTY IS CURRENTLY LISTED WITH ANOTHER REAL ESTATE BROKER, PLEASE DISREGARD THIS OFFER. IT IS NOT OUR INTENTION TO SOLICIT THE OFFERINGS OF OTHER REAL ESTATE BROKERS. WE COOPERATE WITH THEM FULLY. EQUAL HOUSING OPPORTUNITY.





# Multifamily Property For Sale

## 440 Middle Country Rd., Middle Island, NY 11953



For More Information:

**Steven D. Bezmen**

Licensed Associate Real Estate Broker  
Douglas Elliman Commercial - Long Island  
516.419.2752  
steven.bezmen@elliman.com



**Vincent "Vince" Gebbia**

Licensed Real Estate Salesperson  
Douglas Elliman Commercial - Long Island  
516.695.4898  
vincent.gebbia@elliman.com



**Douglas Elliman**  
Commercial



[WWW.ELLIMANCOMMERCIAL.COM](http://WWW.ELLIMANCOMMERCIAL.COM)

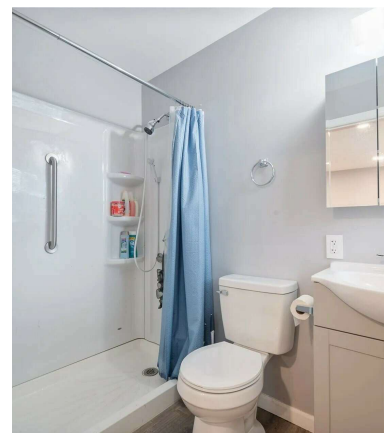
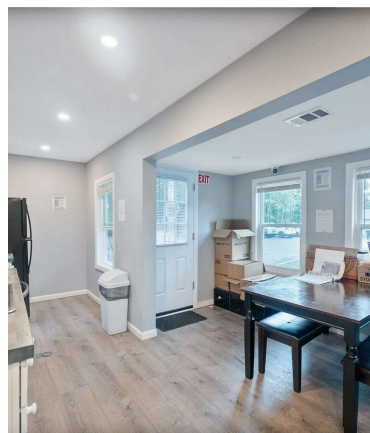
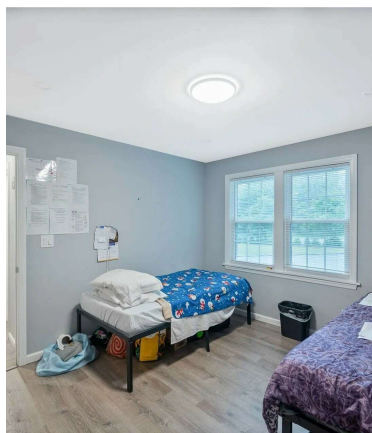
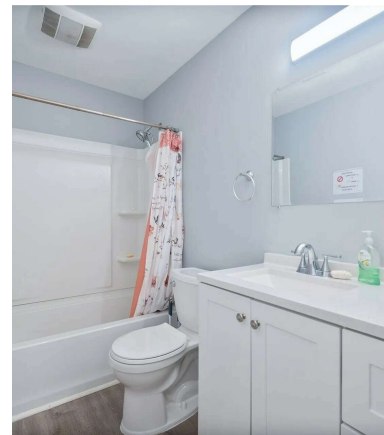
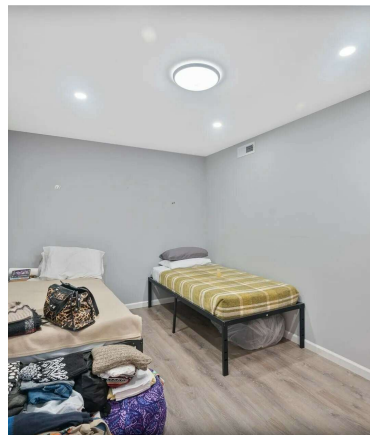
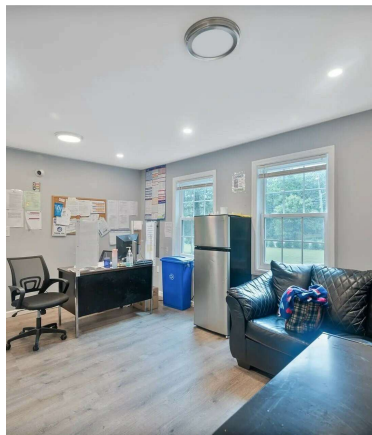
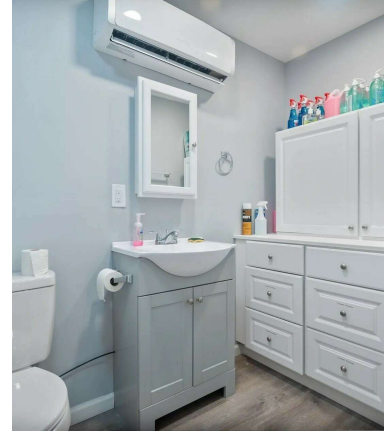
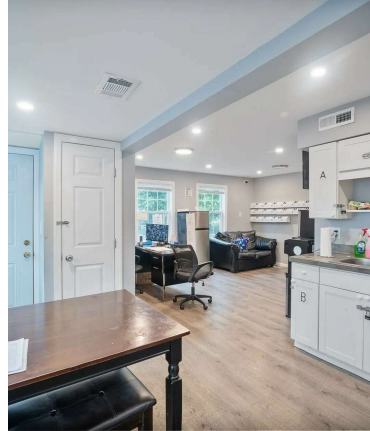
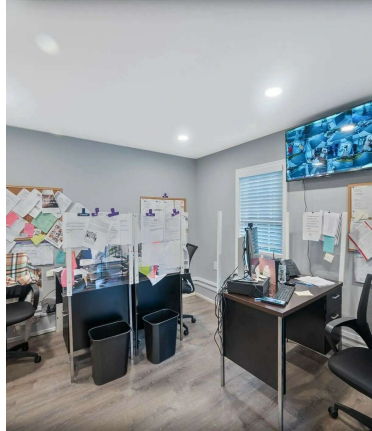
THE PROPERTY CONTAINED WITHIN THIS DOCUMENT IS BEING EXCLUSIVELY REPRESENTED BY DOUGLAS ELLIMAN REAL ESTATE COMMERCIAL DIVISION, 550 SMITHTOWN BYPASS STE. 117 SMITH-TOWN, NY 11787 631.858.2405 © 2023 DOUGLAS ELLIMAN COMMERCIAL OF LI, LLC. ALL MATERIAL PRESENTED HEREIN IS INTENDED FOR INFORMATION PURPOSES ONLY. WHILE THIS INFORMATION IS BELIEVED TO BE CORRECT, IT IS REPRESENTED SUBJECT TO ERRORS, OMISSIONS, CHANGES OR WITHDRAWAL WITHOUT NOTICE. ALL PROPERTY INFORMATION, INCLUDING, BUT NOT LIMITED TO SQUARE FOOTAGE, ROOM COUNT, ZONING IN THE LISTING SHOULD BE VERIFIED BY YOUR OWN ATTORNEY, ARCHITECT OR ZONING EXPERT. IF YOUR PROPERTY IS CURRENTLY LISTED WITH ANOTHER REAL ESTATE BROKER, PLEASE DISREGARD THIS OFFER. IT IS NOT OUR INTENTION TO SOLICIT THE OFFERINGS OF OTHER REAL ESTATE BROKERS. WE COOPERATE WITH THEM FULLY. EQUAL HOUSING OPPORTUNITY.





# Multifamily Property For Sale

## 440 Middle Country Rd., Middle Island, NY 11953



For More Information:

**Steven D. Bezmen**



Licensed Associate Real Estate Broker  
Douglas Elliman Commercial - Long Island  
516.419.2752  
steven.bezmen@elliman.com

**Vincent "Vince" Gebbia**



Licensed Real Estate Salesperson  
Douglas Elliman Commercial - Long Island  
516.695.4898  
vincent.gebbia@elliman.com

**Douglas Elliman**  
Commercial

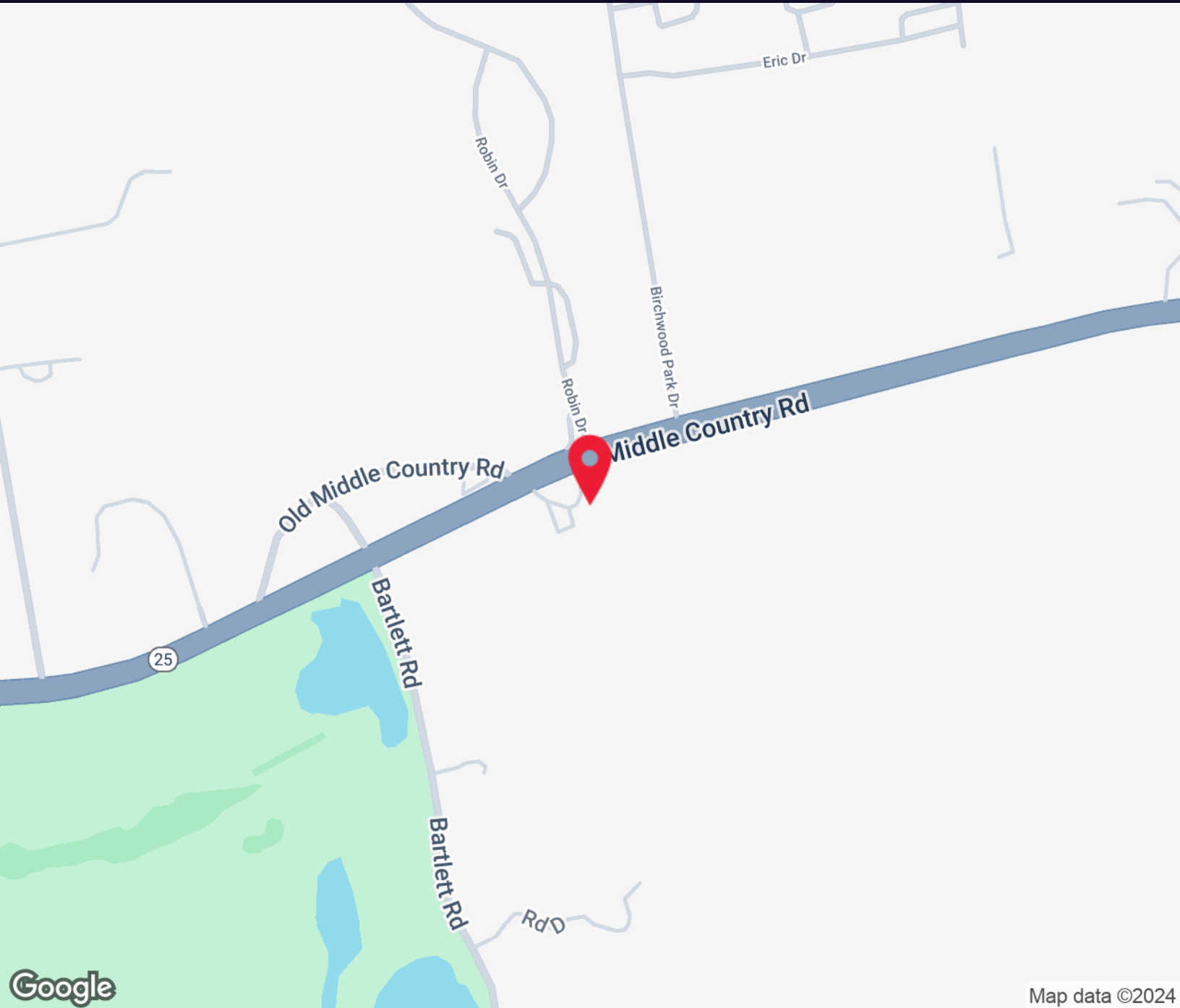
[WWW.ELLIMANCOMMERCIAL.COM](http://WWW.ELLIMANCOMMERCIAL.COM)

THE PROPERTY CONTAINED WITHIN THIS DOCUMENT IS BEING EXCLUSIVELY REPRESENTED BY DOUGLAS ELLIMAN REAL ESTATE COMMERCIAL DIVISION, 550 SMITHTOWN BYPASS STE. 117 SMITHTOWN, NY 11787 631.858.2405 © 2023 DOUGLAS ELLIMAN COMMERCIAL OF LI, LLC. ALL MATERIAL PRESENTED HEREIN IS INTENDED FOR INFORMATION PURPOSES ONLY. WHILE THIS INFORMATION IS BELIEVED TO BE CORRECT, IT IS REPRESENTED SUBJECT TO ERRORS, OMISSIONS, CHANGES OR WITHDRAWAL WITHOUT NOTICE. ALL PROPERTY INFORMATION, INCLUDING, BUT NOT LIMITED TO SQUARE FOOTAGE, ROOM COUNT, ZONING IN THE LISTING SHOULD BE VERIFIED BY YOUR OWN ATTORNEY, ARCHITECT OR ZONING EXPERT. IF YOUR PROPERTY IS CURRENTLY LISTED WITH ANOTHER REAL ESTATE BROKER, PLEASE DISREGARD THIS OFFER. IT IS NOT OUR INTENTION TO SOLICIT THE OFFERINGS OF OTHER REAL ESTATE BROKERS. WE COOPERATE WITH THEM FULLY. EQUAL HOUSING OPPORTUNITY.



# Multifamily Property For Sale

## 440 Middle Country Rd., Middle Island, NY 11953



Map data ©2024

For More Information:



**Steven D. Bezmen**

Licensed Associate Real Estate Broker  
Douglas Elliman Commercial - Long Island  
516.419.2752  
steven.bezmen@elliman.com



**Vincent "Vince" Gebbia**

Licensed Real Estate Salesperson  
Douglas Elliman Commercial - Long Island  
516.695.4898  
vincent.gebbia@elliman.com



[WWW.ELLIMANCOMMERCIAL.COM](http://WWW.ELLIMANCOMMERCIAL.COM)

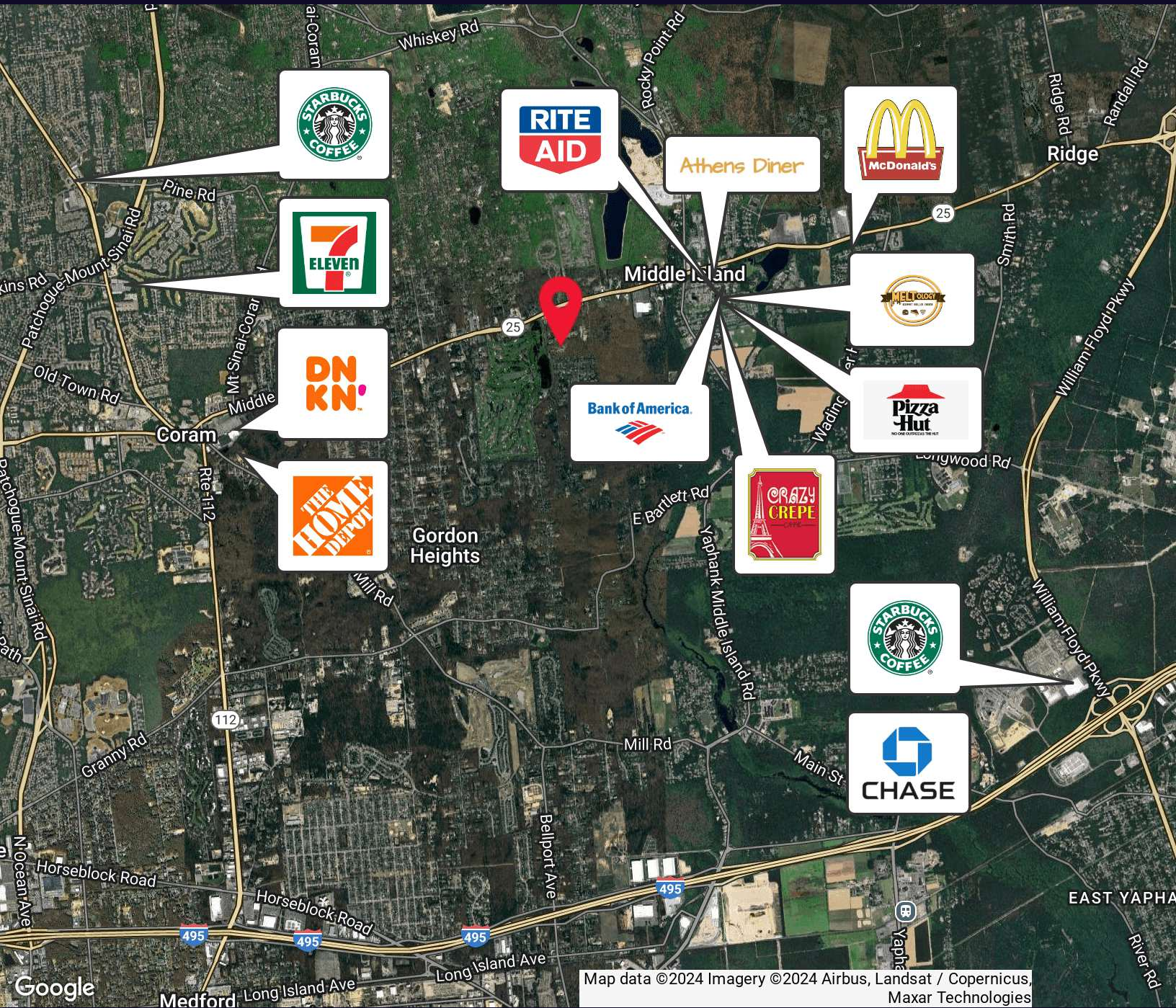
THE PROPERTY CONTAINED WITHIN THIS DOCUMENT IS BEING EXCLUSIVELY REPRESENTED BY DOUGLAS ELLIMAN REAL ESTATE COMMERCIAL DIVISION, 550 SMITHTOWN BYPASS STE. 117 SMITHTOWN, NY 11787 631.858.2405 © 2023 DOUGLAS ELLIMAN COMMERCIAL OF LI, LLC. ALL MATERIAL PRESENTED HEREIN IS INTENDED FOR INFORMATION PURPOSES ONLY. WHILE THIS INFORMATION IS BELIEVED TO BE CORRECT, IT IS REPRESENTED SUBJECT TO ERRORS, OMISSIONS, CHANGES OR WITHDRAWAL WITHOUT NOTICE. ALL PROPERTY INFORMATION, INCLUDING, BUT NOT LIMITED TO SQUARE FOOTAGE, ROOM COUNT, ZONING IN THE LISTING SHOULD BE VERIFIED BY YOUR OWN ATTORNEY, ARCHITECT OR ZONING EXPERT. IF YOUR PROPERTY IS CURRENTLY LISTED WITH ANOTHER REAL ESTATE BROKER, PLEASE DISREGARD THIS OFFER. IT IS NOT OUR INTENTION TO SOLICIT THE OFFERINGS OF OTHER REAL ESTATE BROKERS. WE COOPERATE WITH THEM FULLY. EQUAL HOUSING OPPORTUNITY.





# Multifamily Property For Sale

## 440 Middle Country Rd., Middle Island, NY 11953



Map data ©2024 Imagery ©2024 Airbus, Landsat / Copernicus, Maxar Technologies

For More Information:

**Steven D. Bezmen**



Licensed Associate Real Estate Broker  
Douglas Elliman Commercial - Long Island  
516.419.2752  
steven.bezmen@elliman.com

**Vincent "Vince" Gebbia**



Licensed Real Estate Salesperson  
Douglas Elliman Commercial - Long Island  
516.695.4898  
vincent.gebbia@elliman.com

**Douglas Elliman**  
Commercial

[WWW.ELLIMANCOMMERCIAL.COM](http://WWW.ELLIMANCOMMERCIAL.COM)

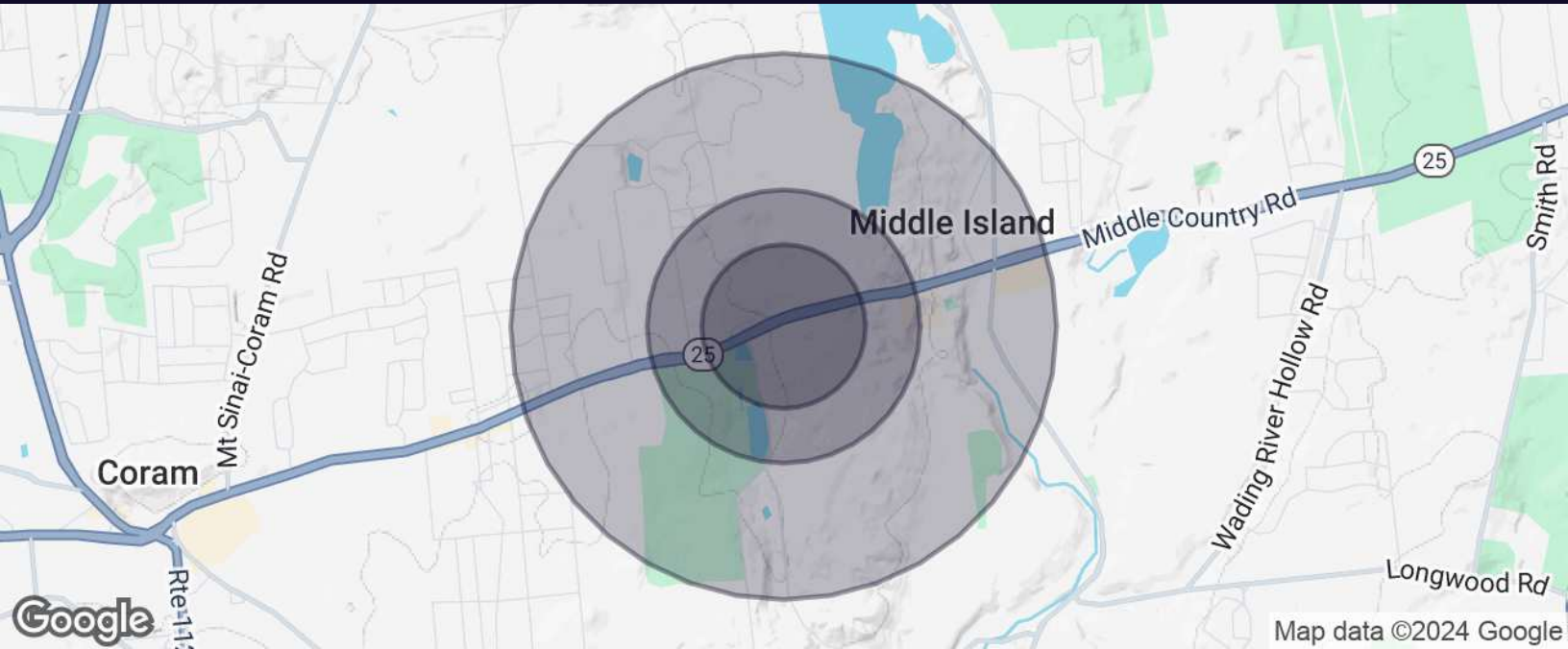
THE PROPERTY CONTAINED WITHIN THIS DOCUMENT IS BEING EXCLUSIVELY REPRESENTED BY DOUGLAS ELLIMAN REAL ESTATE COMMERCIAL DIVISION, 550 SMITHTOWN BYPASS STE. 117 SMITHTOWN, NY 11787 631.858.2405 © 2023 DOUGLAS ELLIMAN COMMERCIAL OF LI, L.L.C. ALL MATERIAL PRESENTED HEREIN IS INTENDED FOR INFORMATION PURPOSES ONLY. WHILE THIS INFORMATION IS BELIEVED TO BE CORRECT, IT IS REPRESENTED SUBJECT TO ERRORS, OMISSIONS, CHANGES OR WITHDRAWAL WITHOUT NOTICE. ALL PROPERTY INFORMATION, INCLUDING, BUT NOT LIMITED TO SQUARE FOOTAGE, ROOM COUNT, ZONING IN THE LISTING SHOULD BE VERIFIED BY YOUR OWN ATTORNEY, ARCHITECT OR ZONING EXPERT. IF YOUR PROPERTY IS CURRENTLY LISTED WITH ANOTHER REAL ESTATE BROKER, PLEASE DISREGARD THIS OFFER. IT IS NOT OUR INTENTION TO SOLICIT THE OFFERINGS OF OTHER REAL ESTATE BROKERS. WE COOPERATE WITH THEM FULLY. EQUAL HOUSING OPPORTUNITY.





# Multifamily Property For Sale

## 440 Middle Country Rd., Middle Island, NY 11953



Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	176	695	4,020
Average Age	51	51	48
Average Age (Male)	49	48	46
Average Age (Female)	53	52	49

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	66	267	1,613
# of Persons per HH	2.7	2.6	2.5
Average HH Income	\$138,290	\$133,974	\$126,161
Average House Value	\$525,867	\$513,085	\$452,976

For More Information:



**Steven D. Bezmen**

Licensed Associate Real Estate Broker  
Douglas Elliman Commercial - Long Island  
516.419.2752  
steven.bezmen@elliman.com



**Vincent "Vince" Gebbia**

Licensed Real Estate Salesperson  
Douglas Elliman Commercial - Long Island  
516.695.4898  
vincent.gebbia@elliman.com



[WWW.ELLIMANCOMMERCIAL.COM](http://WWW.ELLIMANCOMMERCIAL.COM)

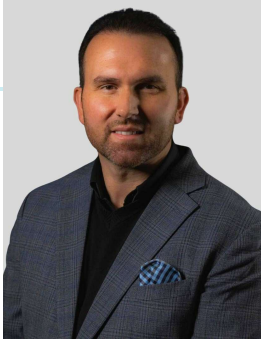
THE PROPERTY CONTAINED WITHIN THIS DOCUMENT IS BEING EXCLUSIVELY REPRESENTED BY DOUGLAS ELLIMAN REAL ESTATE COMMERCIAL DIVISION, 550 SMITHTOWN BYPASS STE. 117 SMITHTOWN, NY 11787 631.858.2405 © 2023 DOUGLAS ELLIMAN COMMERCIAL OF LI, LLC. ALL MATERIAL PRESENTED HEREIN IS INTENDED FOR INFORMATION PURPOSES ONLY. WHILE THIS INFORMATION IS BELIEVED TO BE CORRECT, IT IS REPRESENTED SUBJECT TO ERRORS, OMISSIONS, CHANGES OR WITHDRAWAL WITHOUT NOTICE. ALL PROPERTY INFORMATION, INCLUDING, BUT NOT LIMITED TO SQUARE FOOTAGE, ROOM COUNT, ZONING IN THE LISTING SHOULD BE VERIFIED BY YOUR OWN ATTORNEY, ARCHITECT OR ZONING EXPERT. IF YOUR PROPERTY IS CURRENTLY LISTED WITH ANOTHER REAL ESTATE BROKER, PLEASE DISREGARD THIS OFFER. IT IS NOT OUR INTENTION TO SOLICIT THE OFFERINGS OF OTHER REAL ESTATE BROKERS. WE COOPERATE WITH THEM FULLY. EQUAL HOUSING OPPORTUNITY.





# Multifamily Property For Sale

## 440 Middle Country Rd Middle Island, NY 11953



### Steven D. Bezmen

Licensed Associate Real Estate Broker

steven.bezmen@elliman.com

Direct: 516.419.2752 | Cell: 516.419.2752

NY #10301219256

### Professional Background

As a Licensed Associate Real Estate Broker with Douglas Elliman Commercial, Steven Bezmen brings over 16 years of expertise, assisting sellers, buyers, landlords, tenants, and investors with comprehensive real estate services. His approach combines seasoned brokerage insights with an extensive network of resources, including National & Global Relocation, Property Management, Title Insurance, Mortgage Assistance, and industry-leading marketing.

Born and raised on Long Island, Steven possesses an in-depth understanding of Manhattan, Brooklyn, Queens, Nassau, and Suffolk County markets, equipping clients with localized expertise and effective strategies to achieve their real estate goals. Known for his dedication, skilled negotiation, and commitment to exceptional service, Steven has earned multiple awards and accolades for the quality he delivers to clients and his accomplishments in the field.

#### Commercial Services Offered:

Sales & Acquisitions

Landlord Representation

Tenant Representation

Photography, Video, and Floor Plans

#### Douglas Elliman Commercial - Long Island

550 Smithtown Bypass Suite 117

Smithtown, NY 11787

631.858.2405

For More Information:

#### Steven D. Bezmen



Licensed Associate Real Estate Broker  
Douglas Elliman Commercial - Long Island  
516.419.2752  
steven.bezmen@elliman.com

#### Vincent "Vince" Gebbia



Licensed Real Estate Salesperson  
Douglas Elliman Commercial - Long Island  
516.695.4898  
vincent.gebbia@elliman.com



WWW.ELLIMANCOMMERCIAL.COM





# Multifamily Property For Sale

## 440 Middle Country Rd Middle Island, NY 11953



### Vincent "Vince" Gebbia

Licensed Real Estate Salesperson

vincent.gebbia@elliman.com

Direct: 516.695.4898 | Cell: 516.695.4898

### Professional Background

Vince Gebbia is a Licensed Real Estate Salesperson with Douglas Elliman's Commercial Division. A graduate of Sachem High School and a lifelong resident of Long Island, Vince started his career in Real Estate in 2003.

Vince is the founder and Chief Investment Officer of VTG Advisory Group and has participated in over 400 Investment Property Transactions in his 25-year career as a Real Estate investment advisor. He has been involved in numerous joint venture development transactions in the US and emerging Latin American markets. He has extensive experience in management for commercial and residential construction and has founded multiple startups that resulted I high yield liquidity exit events.

As an entrepreneur who has created numerous brands and businesses from the ground up, Vince is able to guide his clients through every step of their transactions with professionalism and expertise. He is currently the founder and CEO of Big Cat Bikes USA, an electric bicycle company with locations across the country including Long Island and Florida. He is also a Board member for the Business Improvement District of Patchogue Village NY

Vince resides in Patchogue Village and is an active member of the community and is involved in charitable work across various causes.

#### Douglas Elliman Commercial - Long Island

550 Smithtown Bypass Suite 117

Smithtown, NY 11787

631.858.2405

For More Information:

#### Steven D. Bezmen



Licensed Associate Real Estate Broker  
Douglas Elliman Commercial - Long Island  
516.419.2752  
steven.bezmen@elliman.com



#### Vincent "Vince" Gebbia

Licensed Real Estate Salesperson  
Douglas Elliman Commercial - Long Island  
516.695.4898  
vincent.gebbia@elliman.com



[WWW.ELLIMANCOMMERCIAL.COM](http://WWW.ELLIMANCOMMERCIAL.COM)



## WE ARE COMMERCIAL REAL ESTATE

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 of 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 More Information:



### Steven D. Bezmen

Licensed Associate Real Estate Broker  
516.419.2752  
steven.bezmen@elliman.com



### Vincent "Vince" Gebbia

Licensed Real Estate Salesperson  
516.695.4898  
vincent.gebbia@elliman.com

Office: 631.858.2405  
Fax: 631.543.0851  
550 Smithtown Bypass  
Smithtown, NY 11787