

evernest. Presents:

640 MONTAUK HIGHWAY
Shirley , NY 11967



evernest.



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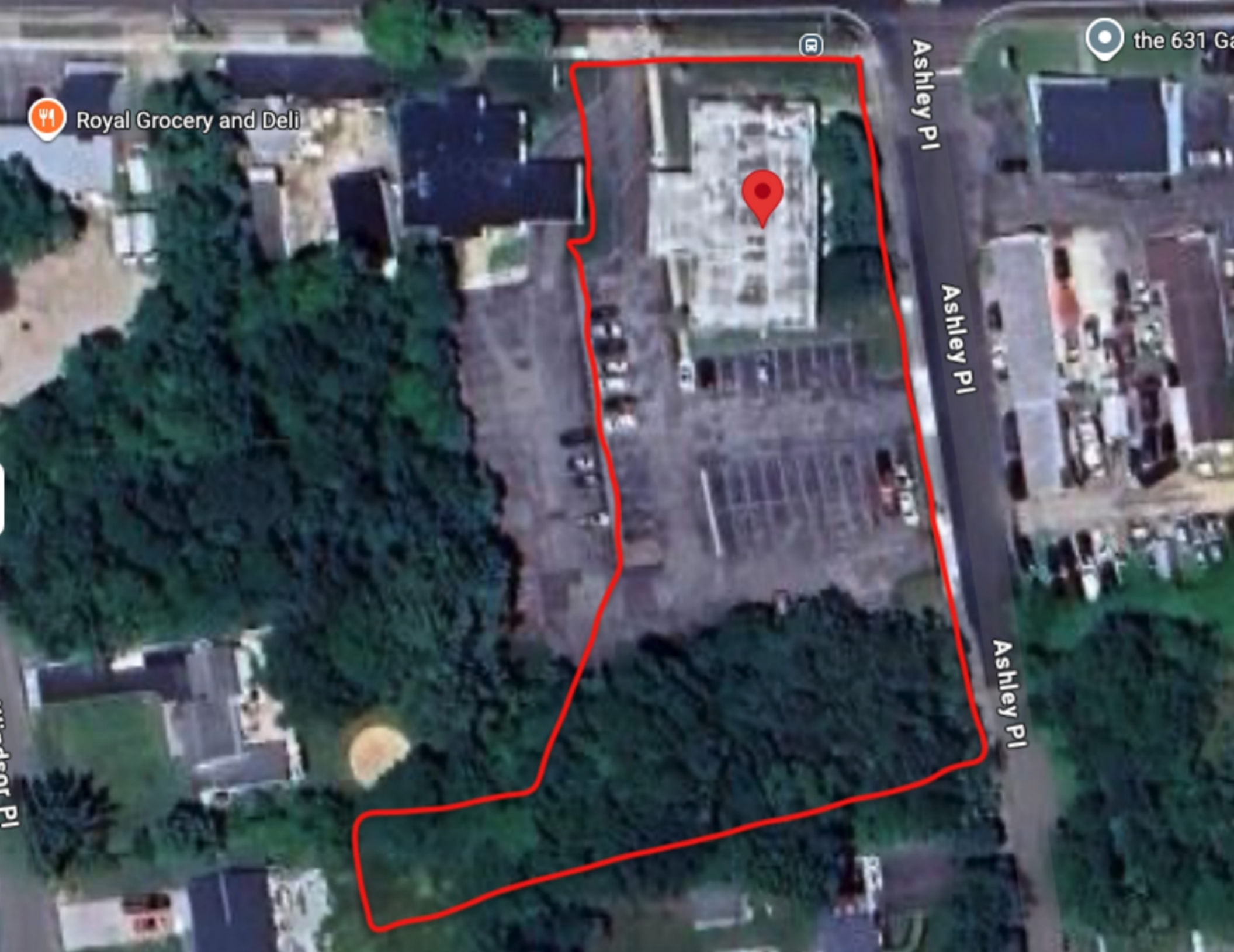
Royal Grocery and Deli

Ashley Pl

Ashley Pl

Ashley Pl

West Pl



INVESTMENT SUMMARY

Evernest Realty Inc. is pleased to present the opportunity to purchase an exclusive investment opportunity, 640 Montauk Highway. Improvements consist of a 9,000 Square Foot, Class C , 100% occupied, multi-tenant office building located in a rapidly growing MSA of Shirley , NY. The diverse mix of Tenants including Shirley Orthodontics and Pediatric Dentistry is ideally located on busy Montauk Highway.



PROPERTY SUMMARY

Offering Price	\$2,400,000
CAP Rate	5.67%
NOI	\$135,985
Building SqFt	9,000 SqFt
Year Built	1985
Lot Size (SF)	58,806.00 SqFt
Parcel ID	0200-879.00-01.00-038.001
Zoning Type	Commercial
County	Suffolk
Coordinates	40.799809,-72.875108

INVESTMENT HIGHLIGHTS

The building is located directly off William Floyd Parkway and the Sunrise Highway which gives it strong visibility and street exposure.

The building offers a large private parking lot with 24-hour access for tenants.

Interior improvements include new lighting, new flooring, and central air conditioning.

Each suite includes a private restroom and kitchen area within the space.

The building supports professional / medical uses (i.e. suited for clinics, medical offices, etc.)

The property lot is 1.35 acres per public records, with strong frontage and ample space for parking, landscaping, etc.





LOCATION HIGHLIGHTS

It is situated in the heart of Shirley, approx. ½ mile west of William Floyd Parkway, with convenient access to major thoroughfares and nearby retail and amenities.

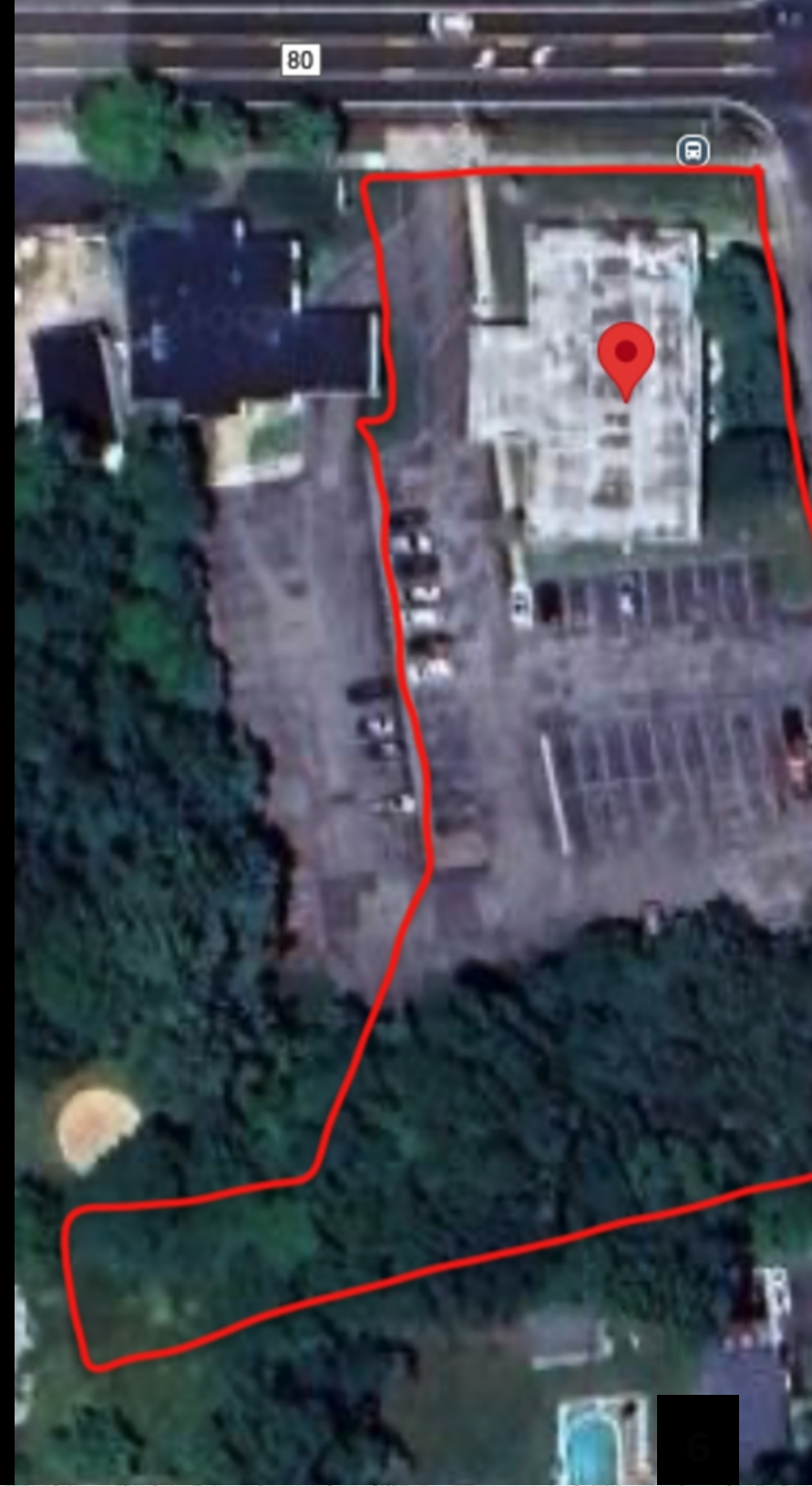
The building is also just off Sunrise Highway (NY-27) — this proximity offers convenient east-west access across Long Island.

Public transit is reachable: the Mastic-Shirley LIRR station is in the area (on the Montauk Branch, near William Floyd Parkway).

The building is located directly off William Floyd Parkway and the Sunrise Highway which gives it strong visibility and street exposure.

The area sees strong vehicle traffic, which helps with visibility and exposure to passing cars.

The hamlet of Shirley has a substantial residential base (population ~26,360 as of 2020) to draw from for patient volume.



CITY OF SHIRLEY

COUNTY SUFFOLK

AREA

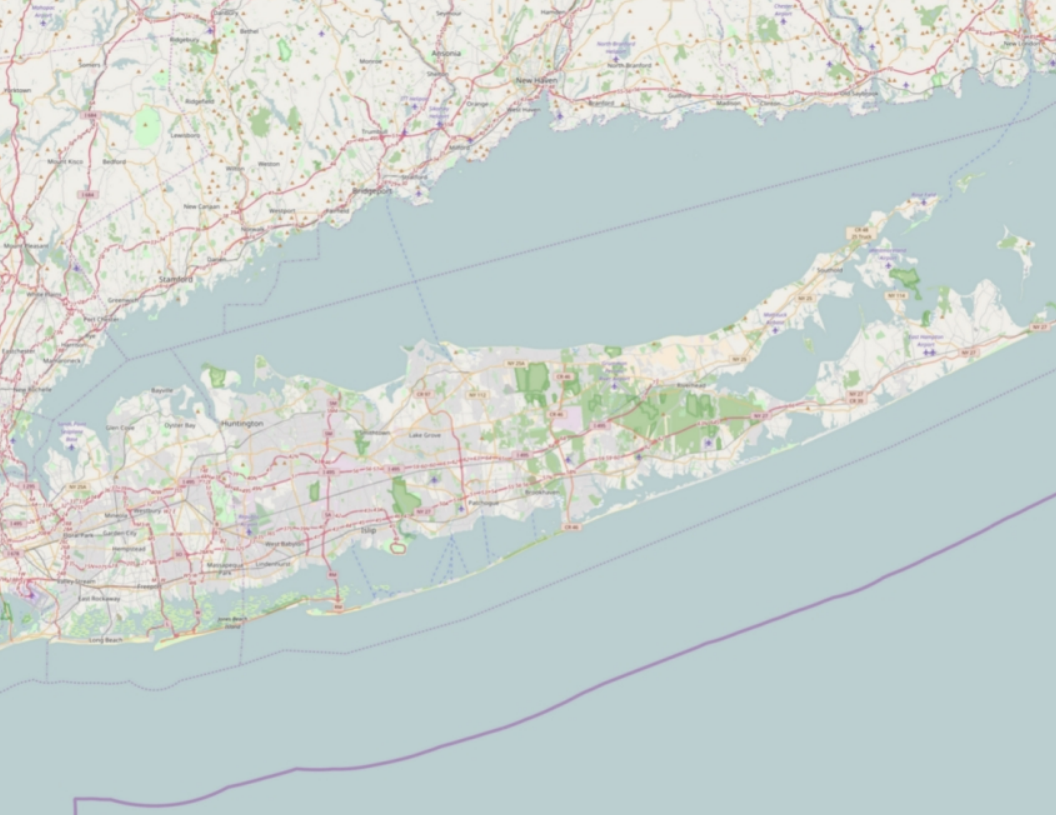
CITY 12.2 SQ MI
LAND 11.3 SQ MI
WATER 0.8 SQ MI
ELEVATION 52 FT

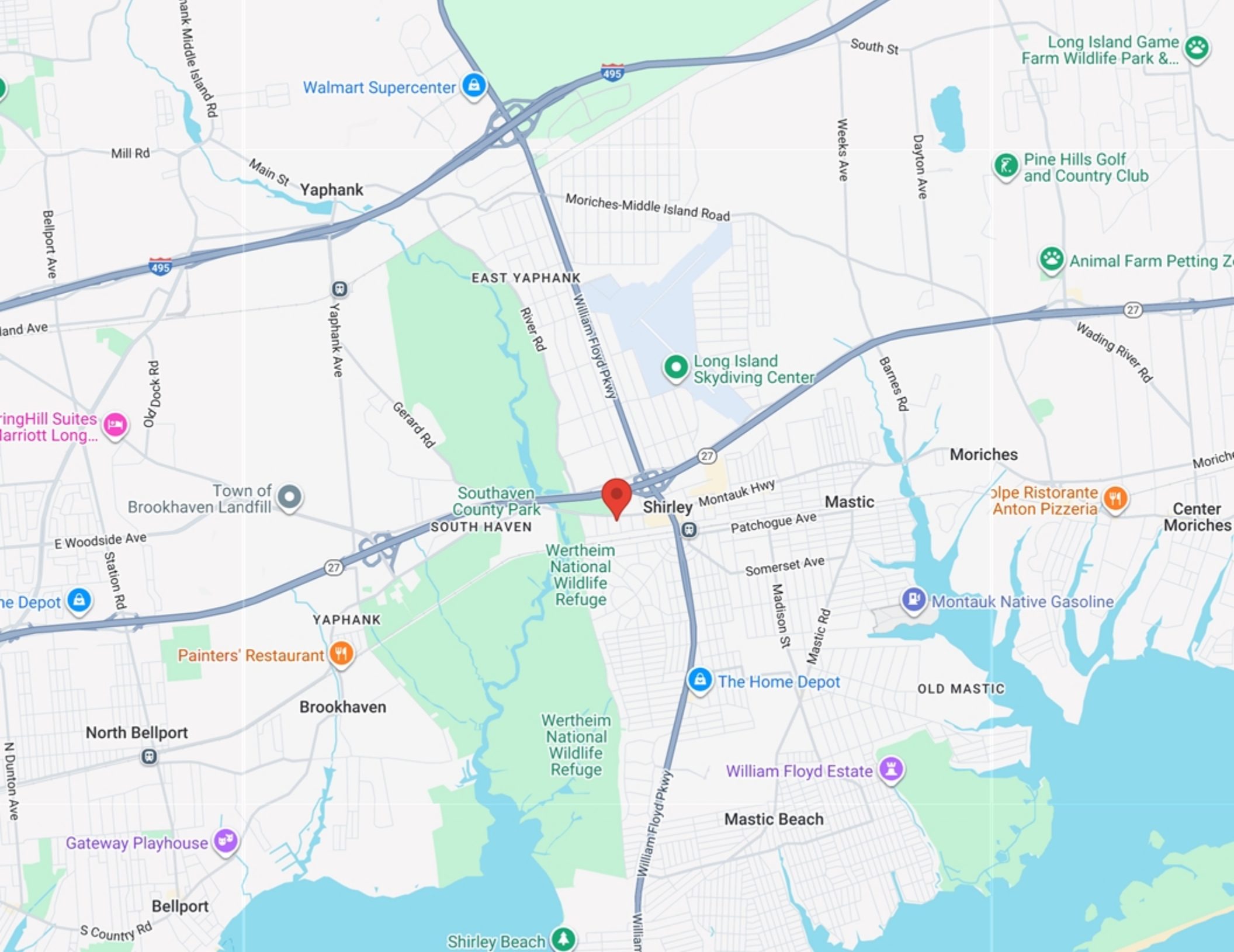
POPULATION

26,330

ABOUT SHIRLEY

Shirley is a hamlet (and census-designated place) in Suffolk County, New York, United States. At the 2010 census, the population of Shirley was 27,854. Shirley is the western terminus of Atlantic Crossing 1, a major submarine telecommunications cable linking the United States with the UK, Germany, and the Netherlands.





Walmart Supercenter

Yaphank

EAST YAPHANK

Southaven County Park
SOUTH HAVEN

Wertheim National Wildlife Refuge

Wertheim National Wildlife Refuge

Shirley

Mastick

Moriches

Alpe Ristorante
Anton Pizzeria

Center Moriches

OLD MASTICK

William Floyd Estate

Mastick Beach

Shirley Beach

Bellport

Long Island Game Farm Wildlife Park &...

Pine Hills Golf and Country Club

Animal Farm Petting Z...

Painters' Restaurant

Brookhaven

North Bellport

Gateway Playhouse

Montauk Native Gasoline

The Home Depot

Yaphank Ave

Moriches-Middle Island Road

River Rd

Gerard Rd

27

Montauk Hwy

Patchogue Ave

Somerset Ave

Madison St

Mastick Rd

South St

Weeks Ave

Dayton Ave

Wading River Rd

Old Dock Rd

E Woodside Ave

Mill Rd

Bellport Ave

Yaphank Middle Island Rd

land Ave

Spring Hill Suites
Marriott Long...

the Depot

N Dunton Ave

S Country Rd

William Floyd Pkwy

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**PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONTACT THE EVERNEST CRE ADVISOR FOR MORE DETAILS.**

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