

## TURNKEY MEDICAL/DENTAL/PROFESSIONAL OFFICE CONDO

3 School Street Suite #202 | Glen Cove, New York 11542

**FOR SALE/LEASE**



Commercial



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# EXECUTIVE SUMMARY



3 School Street Suite #202 | Glen Cove, New York 11542

Building Size:	44,824 SF	Lot Size:	0.57 Acres
Unit Size:	1,616 SF	Parking:	50 Spaces
Zoning:	CBD (Commercial Business District)	CAM Charges:	\$7,000/Year
Taxes:	\$12,800.00	Sale Price:	Price on Request
		Lease Rate:	\$6,000.00 per month (MG)

*\*enter disclaimer here...*

## Property Overview

Ideal Opportunity to purchase/lease Turnkey medical/dental office condominium situated in the heart of Glen Cove’s Central Business District. Currently configured for dental use, this second-floor unit provides the ideal opportunity for an owner-user seeking a cost-effective solution to launch or relocate their practice. Spanning approximately 1,616 SF, the suite includes three exam rooms, a private office or consultation room, a dedicated x-ray space, a utility and storage room, a break and lunch area, a restroom, and a welcoming waiting room.

The open floor plan allows for seamless adaptation to a wide range of medical and professional uses, giving the future owner the flexibility to tailor the space to their needs. The building is equipped with updated HVAC, high-speed internet, wide corridors, elevator access, and a covered garage offering over 50 parking spaces with direct access to the second floor. Located in a thriving downtown setting, the property enjoys proximity to numerous restaurants, boutique shops, and RXR’s new Village Square development, which includes luxury residences and retail offerings—adding convenience and appeal for staff, clients, and visitors alike.

*Exclusively represented by:*

**Ben Indiviglia**

Licensed Real Estate Salesperson  
516.353.6549 Email: ben.indiviglia@elliman.com

**Thomas Tortorici**

Licensed Real Estate Salesperson  
631.885.5017 Email: thomas.tortorici2@elliman.com

# COMPLETE HIGHLIGHTS

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## Property Highlights

- Turnkey Medical Condo in Prime Location. Situated in Glen Cove's Central Business District, this second-floor unit offers a ready-to-use setup for dental or medical professionals.
- Fully Equipped and Versatile Space. Spanning 1,616 SF, the office includes exam rooms, a consultation area, x-ray space, utility and storage, break room, restroom, and waiting area—with an open layout adaptable to other professional uses.
- Modern Amenities and Easy Access. The building features updated HVAC, high-speed internet, elevator service, and a covered garage with 50+ parking spaces directly connected to the unit.
- Thriving Downtown Environment. Located near restaurants, boutique shops, and RXR's Village Square development, making it convenient and appealing for staff and visitors

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# ADDITIONAL PHOTOS



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# RETAILER MAP

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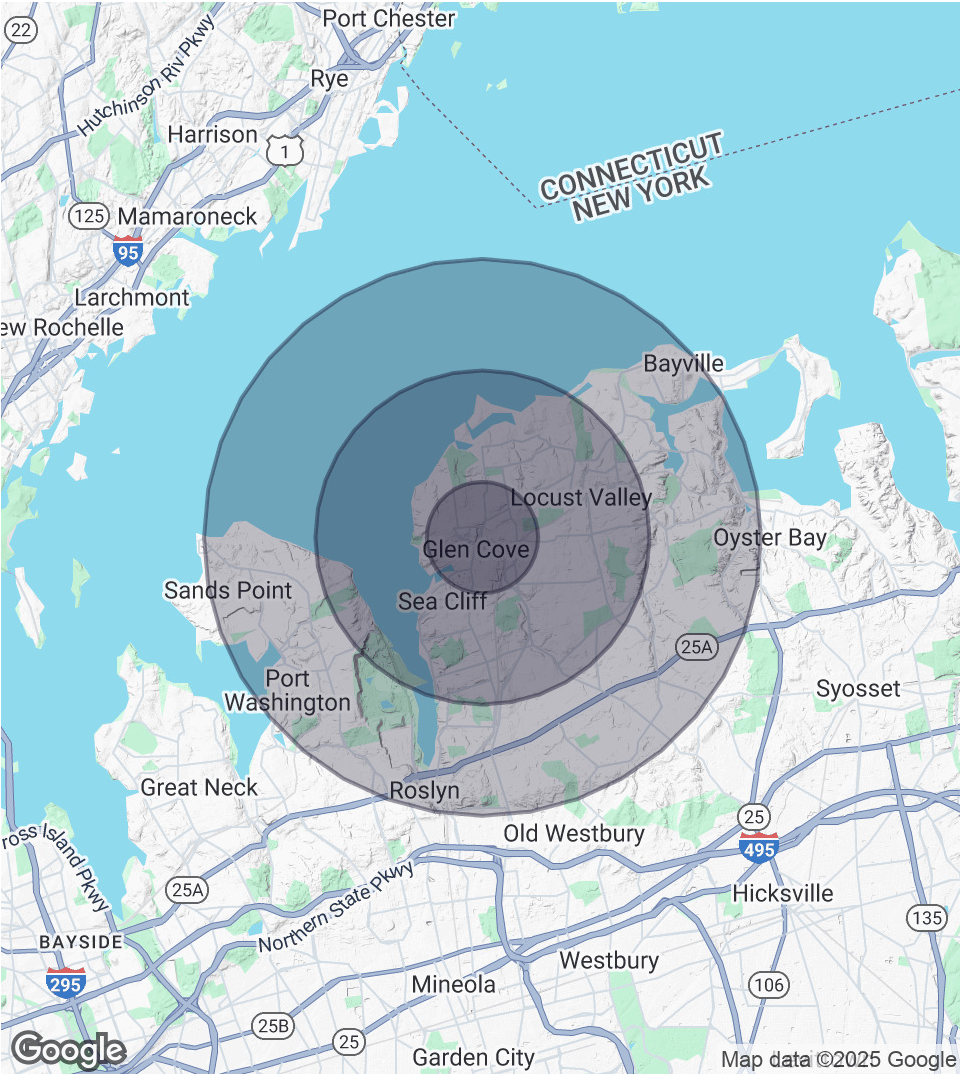
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# DEMOGRAPHICS MAP & REPORT

3 School Street Suite #202 | Glen Cove, New York 11542



## 1 Mile Radius

**Population**  
18,875  
**Households**  
6,717  
**Average HH Income**  
\$117,155

## 3 Miles Radius

**Population**  
48,857  
**Households**  
17,343  
**Average HH Income**  
\$162,869

## 5 Miles Radius

**Population**  
108,642  
**Households**  
37,624  
**Average HH Income**  
\$201,964

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550 Smithtown Bypass Suite 117  
Smithtown, NY 11787  
631.858.2405  
[ellimancommercial.com](http://ellimancommercial.com)

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550 Smithtown Bypass Suite 117  
Smithtown, NY 11787  
631.858.2405  
ellimancommercial.com

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