

FOR SALE OR LEASE

# Medical Office Suite

250 Patchogue-Yaphank Rd East Patchogue, NY 11772



For More Information:

**Dennis Gandley**

Licensed Real Estate Salesperson  
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 **Douglas Elliman**  
Commercial

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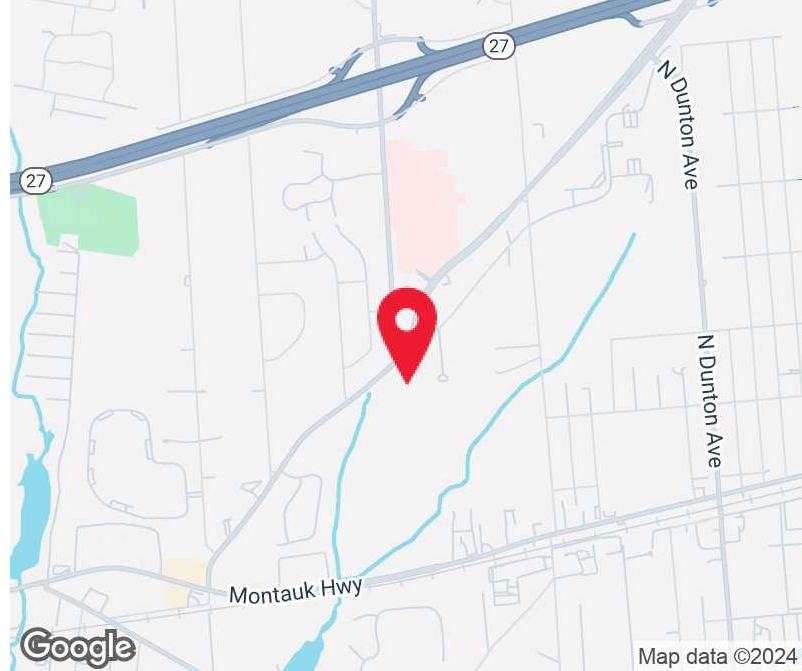
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# Medical Office AVAILABLE | SALE or LEASE

## 250 Patchogue-Yaphank Rd East Patchogue, NY



Offering Summary	
Sale Price:	\$499,000
Lease Rate:	\$25.00 SF/yr (MG)
Building Size:	21,183 SF
Available SF:	1,038 SF
Number of Units:	27
Year Built:	1980

### Property Overview

1,038 SF Updated Medical Suite located in close proximity to Long Island Community Hospital. The floor plan consists of 4 exam rooms, 2 ADA compliant bathrooms, file room and reception/waiting area.

### Property Highlights

- Prime Location
- Close proximity to Long Island Community Hospital
- Multi-Tenant Professional Medical Office Building
- Ample Parking

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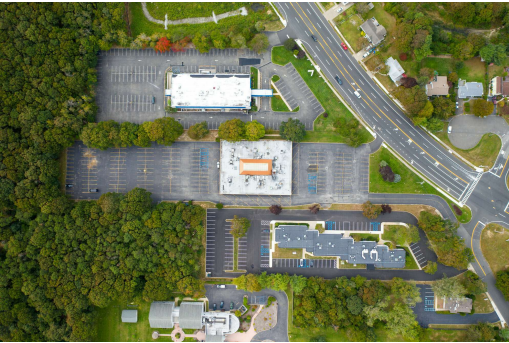
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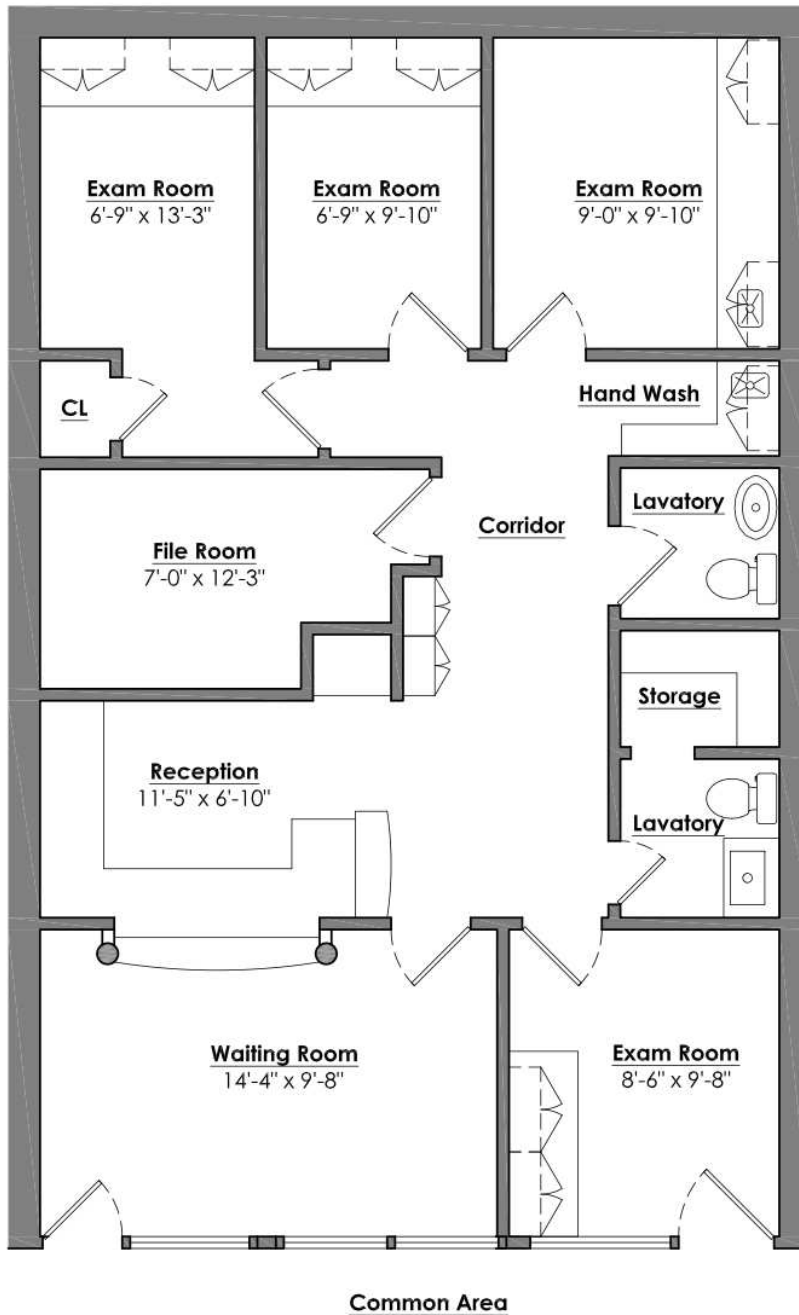
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# Floor Plan

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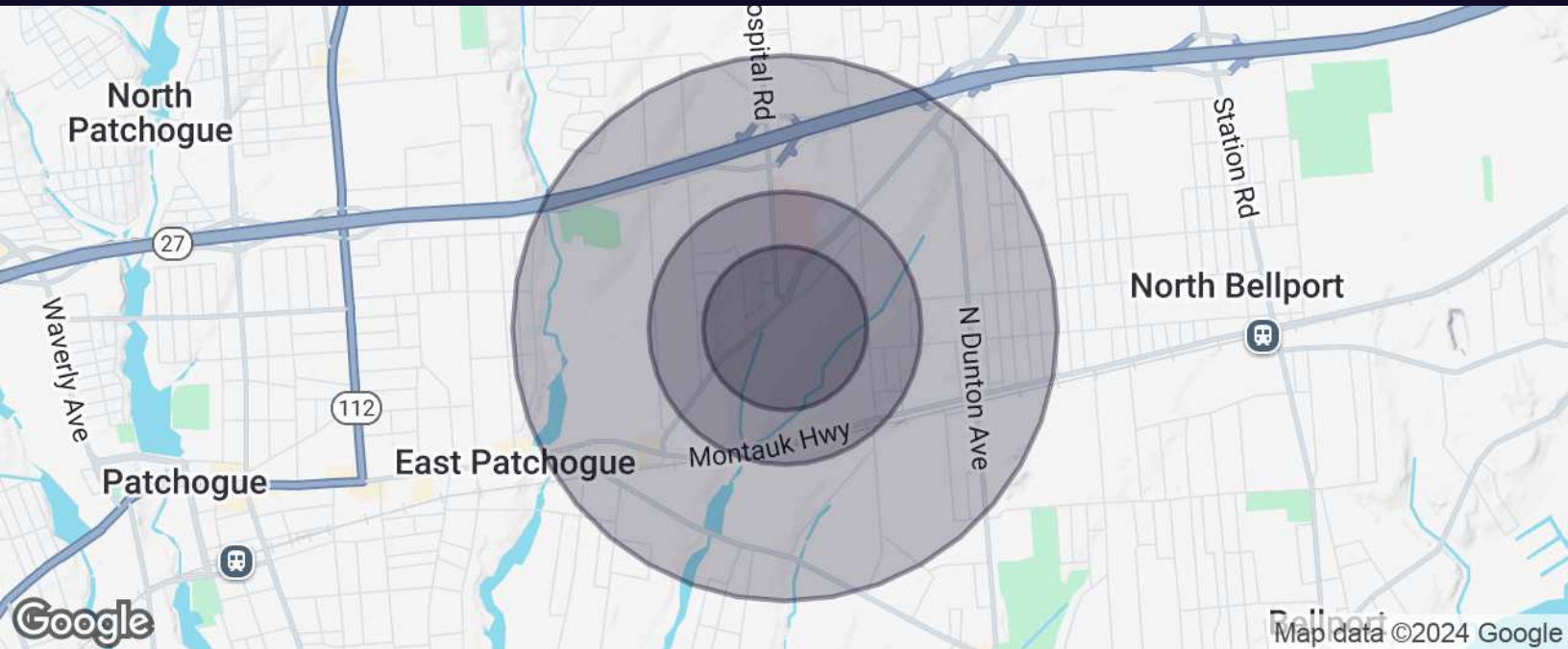
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# Demographic Map

## 250 Patchogue Yaphank Rd East Patchogue, NY



Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	483	1,630	6,878
Average Age	44	45	45
Average Age (Male)	41	42	42
Average Age (Female)	46	47	47

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	203	685	2,741
# of Persons per HH	2.4	2.4	2.5
Average HH Income	\$120,370	\$123,769	\$124,995
Average House Value	\$587,457	\$600,544	\$557,171

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