

For Sale or Lease

2,420 SF Medical | Professional Office Building 8 Idle Hour Blvd. Oakdale NY 11769



For More Information:

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Offering Summary

Asking Price:	Price Upon Request
Annual Taxes:	\$22,000.00
Building Size:	2,420 SF
Lot Size:	0.25 Acres
Corner:	Yes
Traffic Counts:	18,000 Vehicles
Frontage:	200 Feet
Zoning:	BUS 1

Property Overview

Brand New Professional/Medical Office Building for Sale or Lease. This 2,420 SF newly built building is strategically located at highly visible corner of Montauk Highway and Idle Hour Blvd. in the heart of Oakdale. Situated on a 0.25 Acre this location offers ample parking for 18 vehicles. Tremendous visibility with over 200 Feet of frontage on Montauk Highway. This site sees over 18,000 vehicles passing each day and is situated near major retailers and local businesses. Close proximity to Islip MacArthur Airport, Long Island Community Hospital in Bellport. Just minutes to Sunrise Highway. Ideal for Medical Office Use. Contact Broker for more info or a private tour.

Property Highlights

- Brand New Medical or Professional Office Building
- Interior is Ready to be Built-out for Tenant
- Over 200 Feet of Frontage on Heavily Traveled Montauk Highway
- Ample Parking for 18 Vehicles on 0.25 Acre Corner Lot
- Close Proximity to Local Hospital, Major Thoroughfares and National Retailers

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Commercial

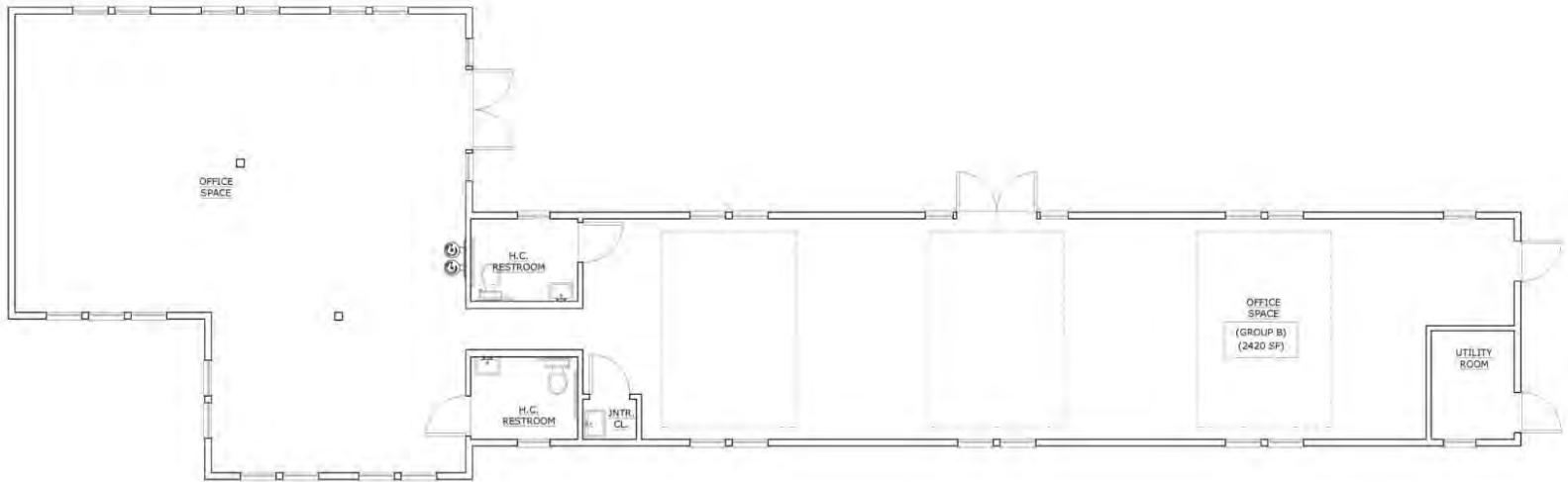
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Office Property For Sale / Lease

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FLOOR PLAN

SCALE: 1/4" = 1'-0"

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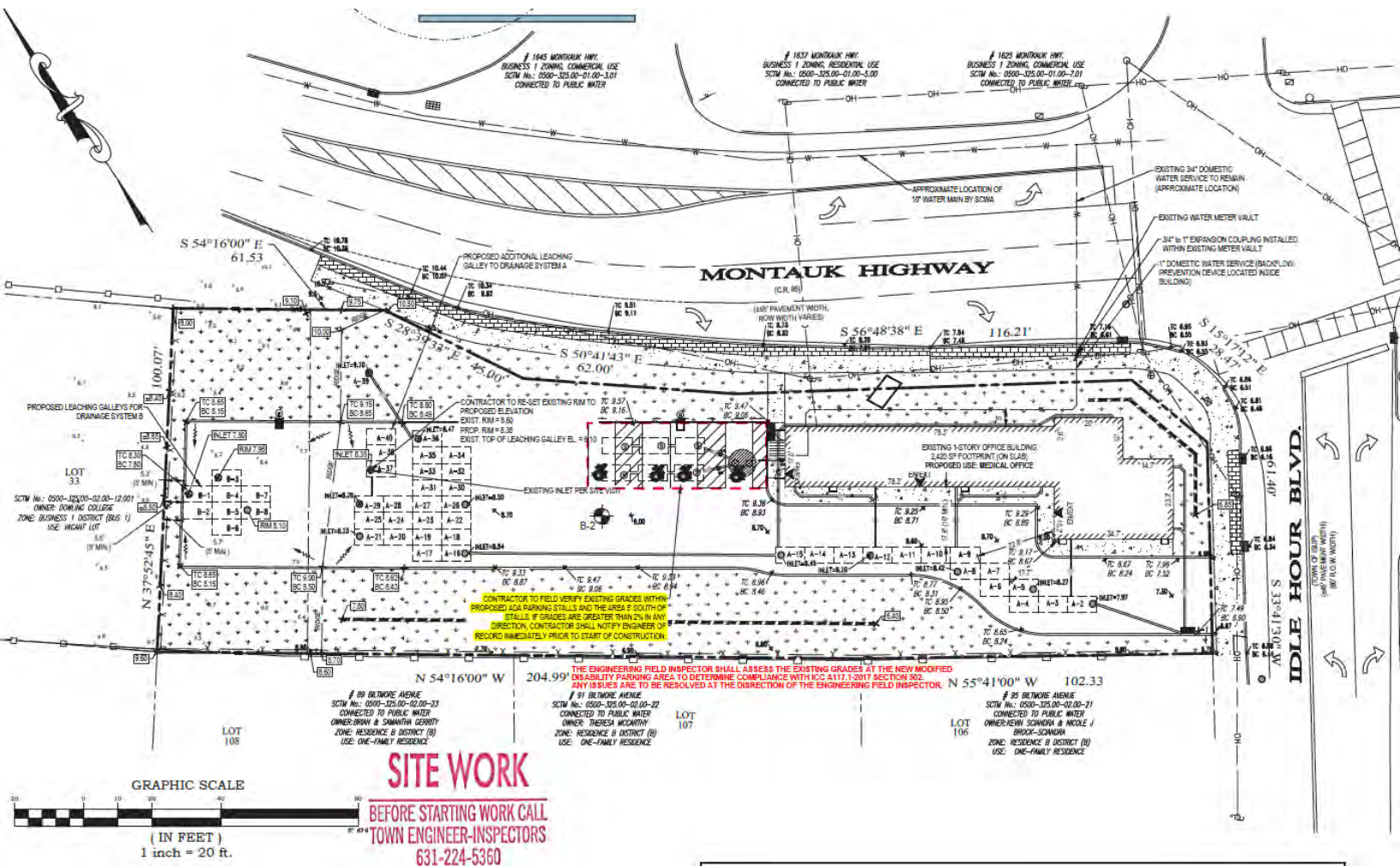
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Site Plans

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Local + National Retail Map

8 Idle Hour Blvd., Oakdale, NY 117699



Minutes to Sunrise Highway
18,000 Cars Pass the Site Each Day

Starbucks Coffee, Giant's Meat Farms Supermarket, CVS pharmacy, AutoZone

McDonald's, LIDL, 7-Eleven, Walgreens, Bank of America

Mannino's restaurant & lounge

Village Idiot Pub

DNKN

MTA Long Island Rail Road

7-Eleven

ACE The helpful place.

Chase, Teachers Federal Credit Union, OAKDALE

Google

Map data ©2023 Imagery ©2023 Maxar Technologies, New York GIS, USDA/FPAC/GEO

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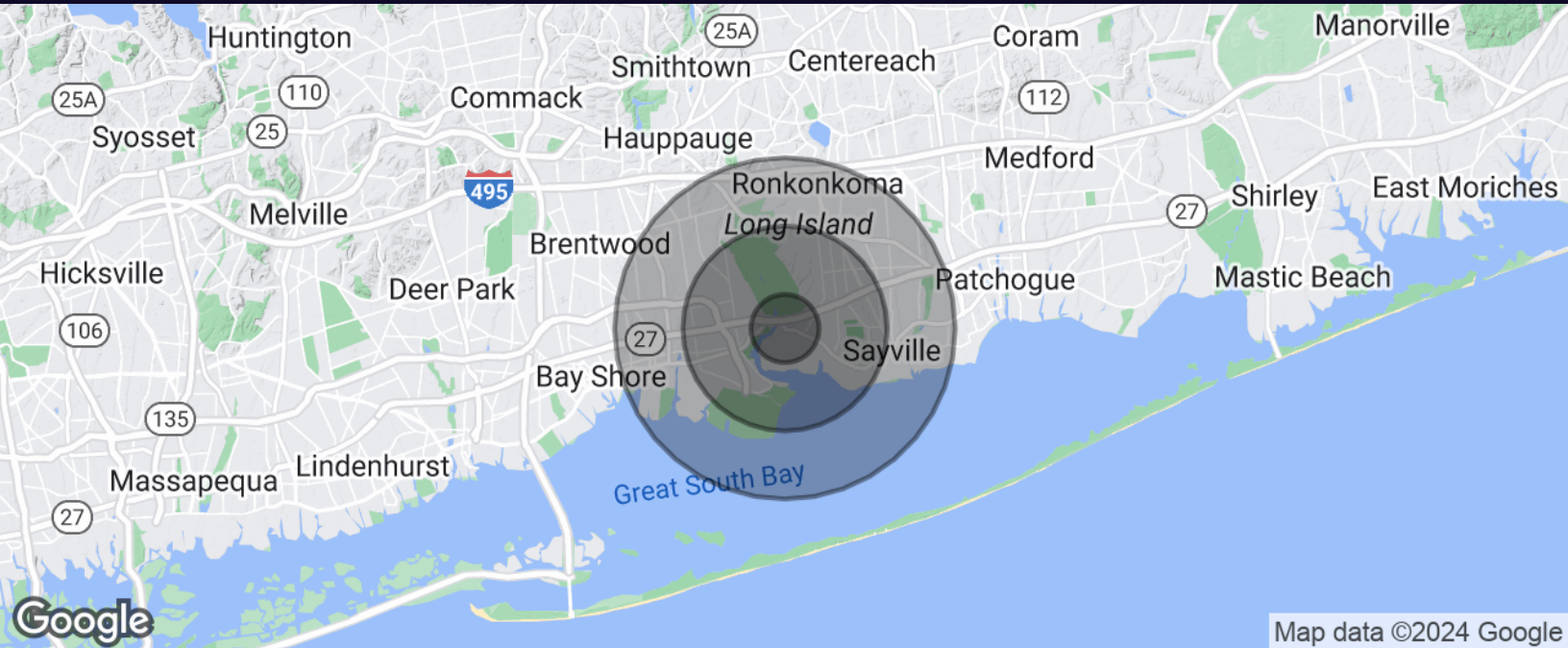
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Property Demographics

8 Montauk Hwy Oakdale, NY 11769



Map data ©2024 Google

Population	1 Mile	3 Miles	5 Miles
Total Population	4,601	47,083	158,240
Average Age	45.5	43.6	40.2
Average Age (Male)	43.0	40.2	38.7
Average Age (Female)	51.5	46.5	42.2

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	1,975	17,950	55,792
# of Persons per HH	2.3	2.6	2.8
Average HH Income	\$115,908	\$124,839	\$117,919
Average House Value	\$406,373	\$414,614	\$406,573

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Exclusively Represented By:

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Michael G. Murphy

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Professional Background

Michael G. Murphy is the President & Head of Operations 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 involves 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 in excess of 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 spot in Commack.

In 2007 Michael was a recipient of Long Islands Prestigious 40 under 40 award, which is given to outstanding members of the business community who are under the age of 40. For well over a decade Michael has consistently been honored with numerous TOP Broker awards such as the Pinnacle Award, Platinum award and has consecutively been presented with the Award for # 1 Commercial Broker for GCI and Transactions within the Elliman network. Michael was also the Recipient of the CoStar Power Broker Award in 2016, 2017, 2018 and 2019 and was honored as Long Island Business News Top Commercial Broker for 2017.

Michael has an extensive academic background receiving his MBA in International Business from Franklin College, in Lugano Switzerland where he was selected from an elite group of scholars to participate in a one year accelerated program after first receiving his B.A. from CW Post Long Island University, where he played

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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.

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