

OFFERING MEMORANDUM

147 SUNRISE HIGHWAY AMITYVILLE, NEW YORK | 5,050 SF FLEX-WAREHOUSE

FOR SALE



Commercial



EXECUTIVE SUMMARY

147 SUNRISE HIGHWAY AMITYVILLE, NEW YORK | 5,050 SF FLEX-WAREHOUSE

Building Size:	5,050 SF	Lot Size:	0.43 Acres
# of Stories:	Two (2)	Parking:	40 + Spaces Front/Rear
Number of Units:	1	Overhead Doors:	Two (14 Ft Each)
Frontage:	100 Feet	HVAC:	Central Air/Gas Heat
Ceiling Height:	16 Ft. in Warehouse	Zoning:	E-Business
Frontage:	100 Feet on Sunrise	Traffic Counts:	55,000+ Cars per day
Annual Taxes:	\$21,680.37	Sale Price:	On Request

Property Overview

Excellent Opportunity to Purchase Highly Visible 5,050 SF 2-Story Freestanding Office/Warehouse building located on heavily traveled Sunrise Highway. With over 50K vehicles passing this location per day this is the ideal building for a multitude of uses. The building features include a reception area, 3 private offices, (one with its own bathroom), 3 additional bathrooms, conference room, large warehouse with 16-foot ceilings, two 14-foot overhead doors, ample parking on large 0.43-acre lot with fenced side and rear yard. The entire building was renovated in 2021 with high-end finishes throughout plus a new roof, new windows, HVAC, and a new LAARS gas hot water heater. Additional 1,500 SF on second story with additional storage and office area. Many Possibilities! Just minutes from Copiague and Amityville LIRR commuter rails and surrounded by national retailers.

For private showing or more details contact Michael Murphy.

Exclusively represented by:

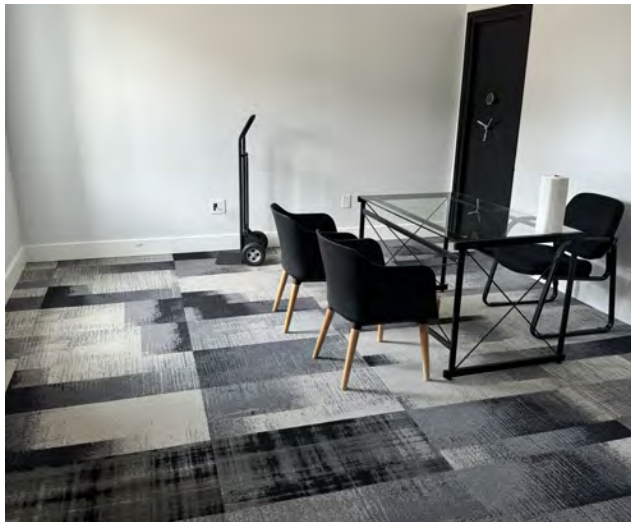
Michael G. Murphy

President | Commercial Division

631.858.2460 Email: michael.murphy@elliman.com

ADDITIONAL PHOTOS

147 SUNRISE HIGHWAY AMITYVILLE, NEW YORK | 5,050 SF FLEX-WAREHOUSE



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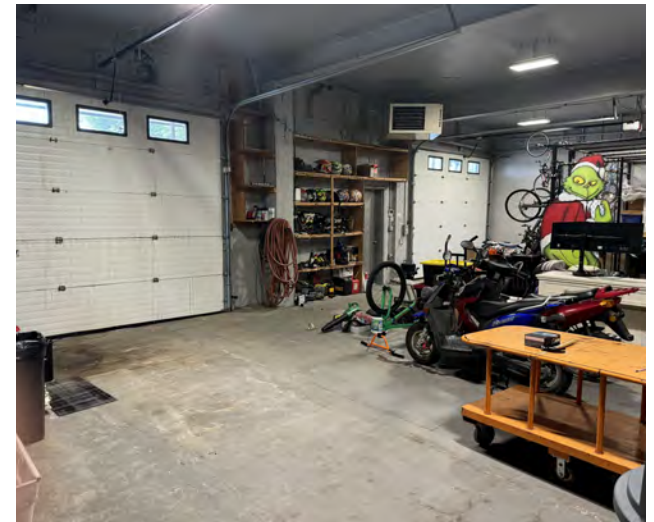
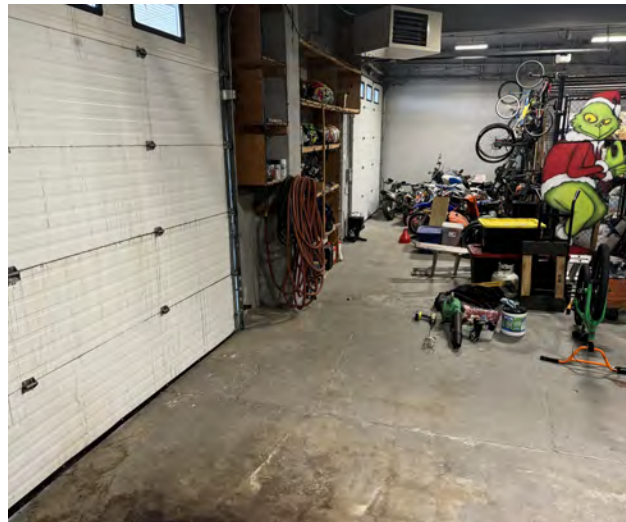
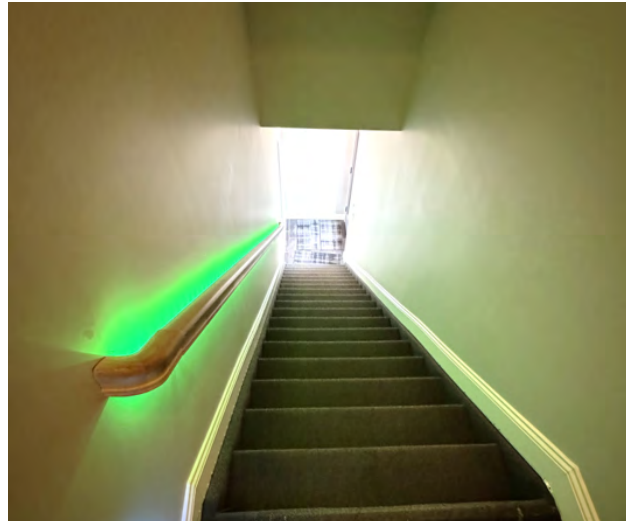
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FLOOR PLAN | FIRST FLOOR

147 SUNRISE HIGHWAY AMITYVILLE, NEW YORK | 5,050 SF FLEX-WAREHOUSE



**147 Sunrise Hwy
1st Floor
Floor Plan**

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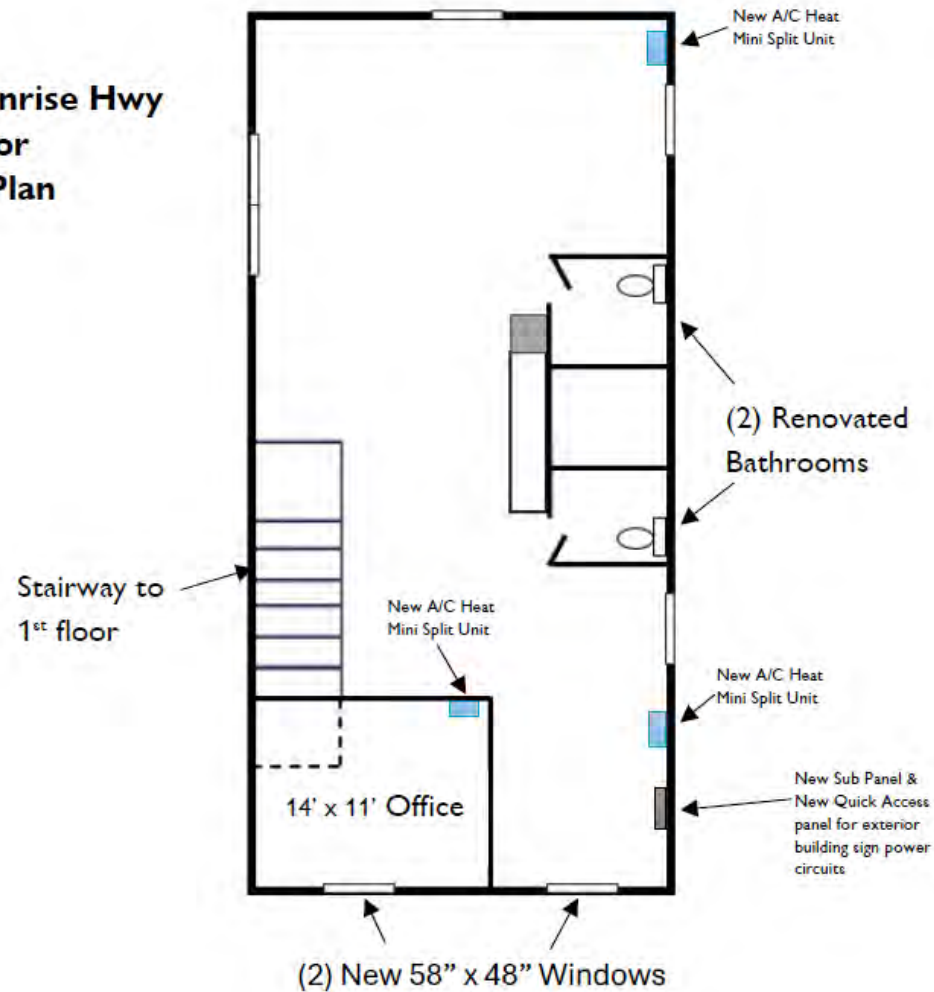
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FLOOR PLAN | SECOND FLOOR

147 SUNRISE HIGHWAY AMITYVILLE, NEW YORK | 5,050 SF FLEX-WAREHOUSE

147 Sunrise Hwy 2nd Floor Floor Plan



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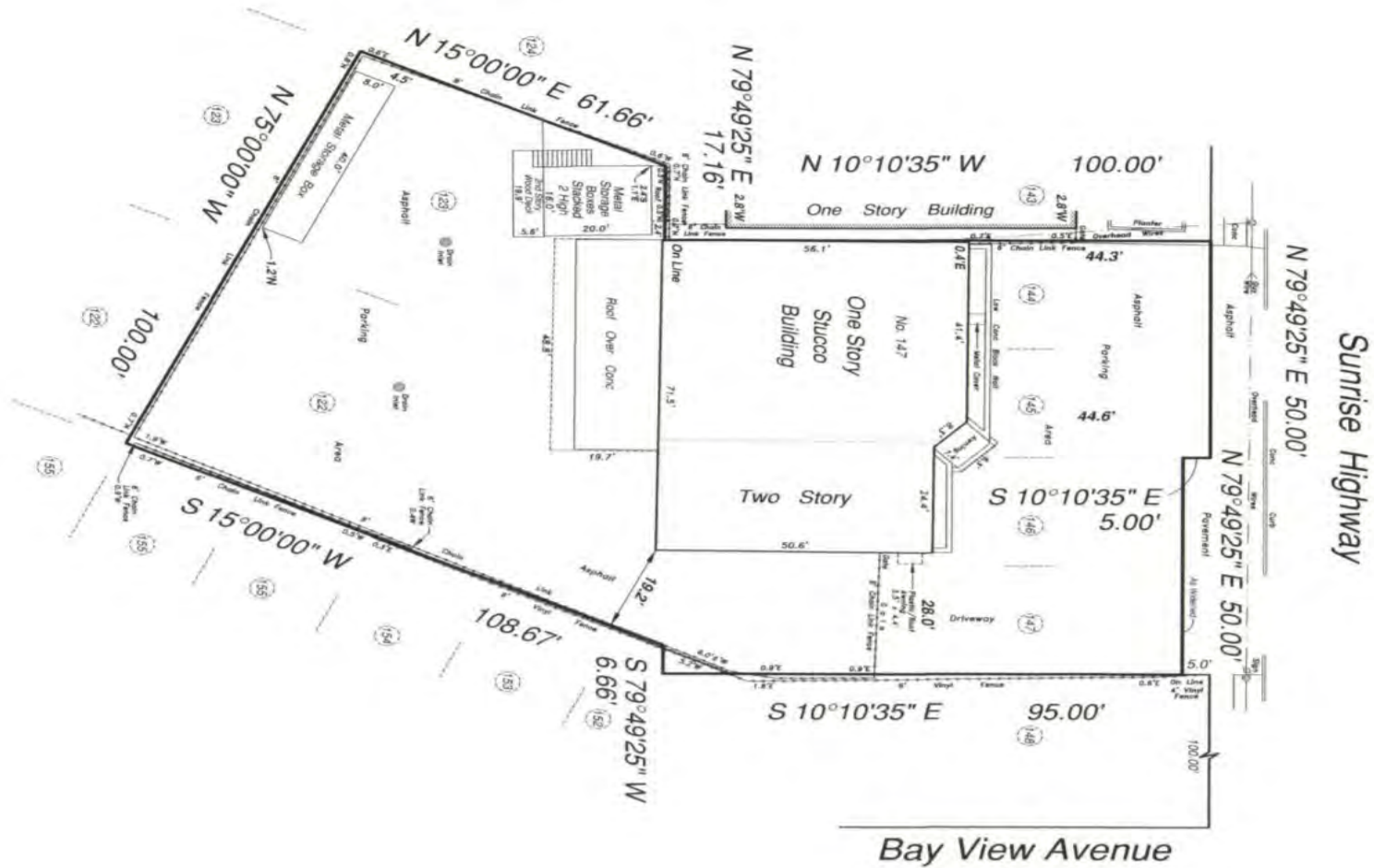
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SITE PLANS

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SAFE HAVEN
ASSET EXCHANGE

147

AERIAL VIEW

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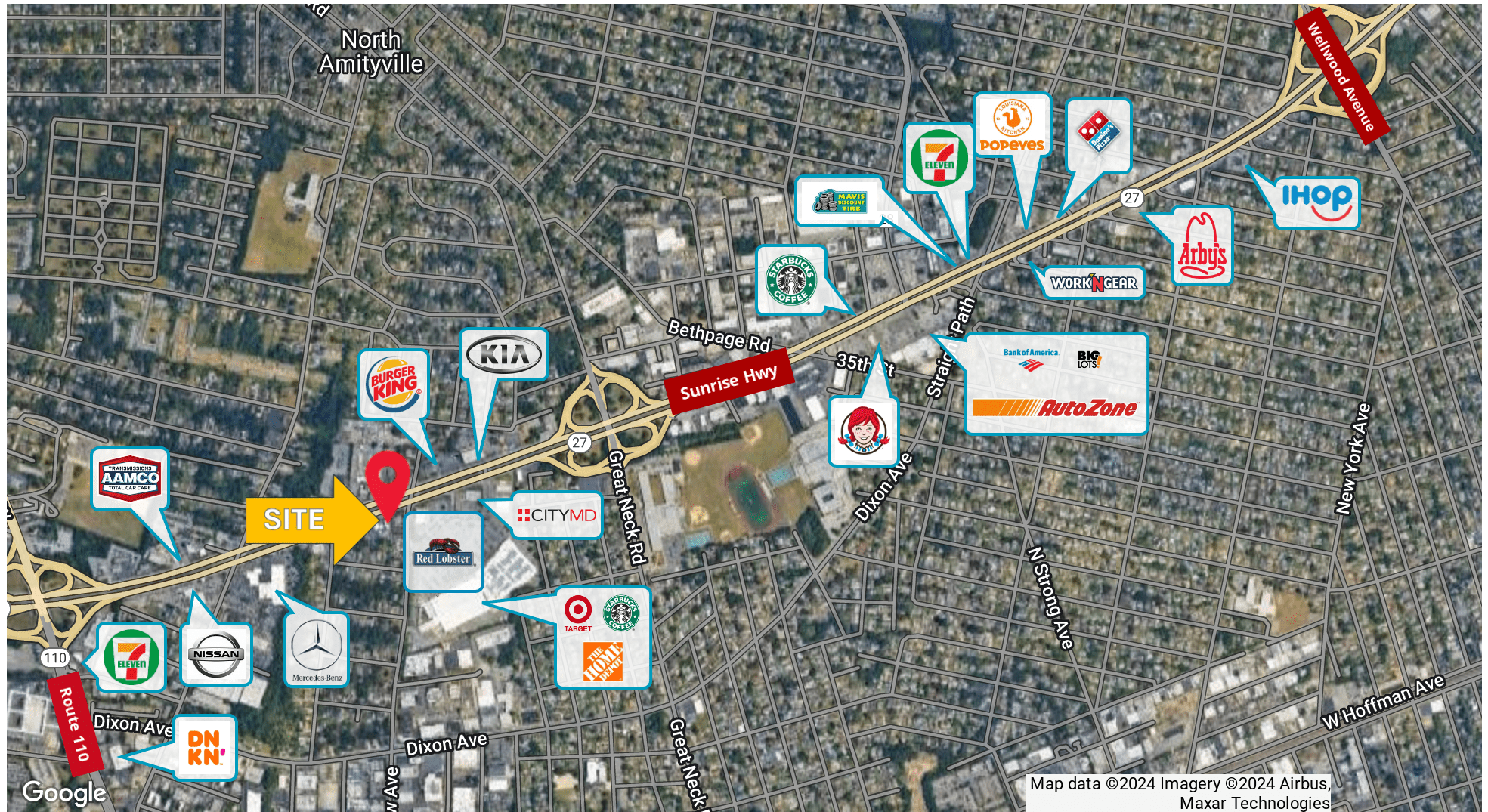
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RETAILER MAP

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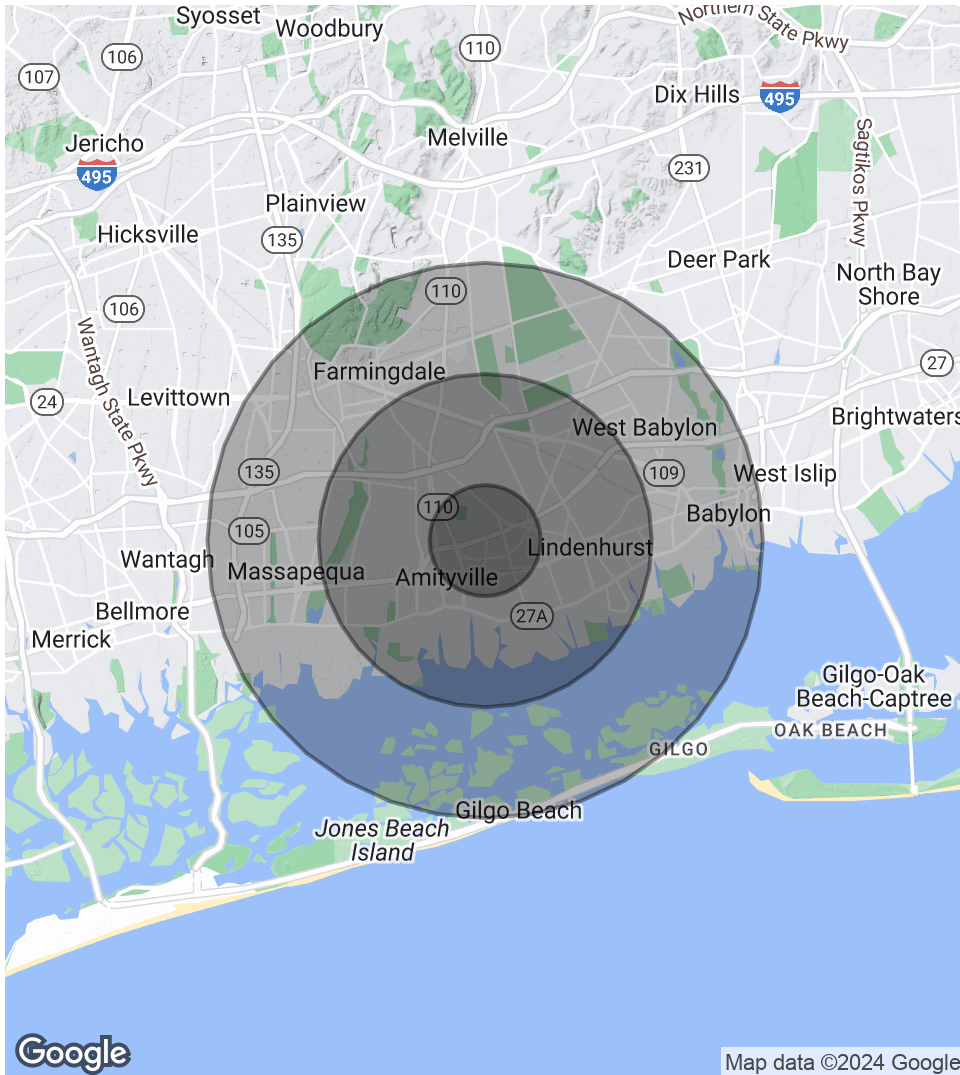
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DEMOGRAPHICS MAP & REPORT

147 SUNRISE HIGHWAY AMITYVILLE, NEW YORK | 5,050 SF FLEX-WAREHOUSE



1 Mile Radius

Population
23,152
Households
6,672
Average HH Income
\$139,289

3 Miles Radius

Population
152,097
Households
50,719
Average HH Income
\$155,113

5 Miles Radius

Population
303,466
Households
101,953
Average HH Income
\$165,066

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147 SUNRISE HIGHWAY, AMITYVILLE, NY

Exclusively Represented By:



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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 football on scholarship.

His professional affiliations include Commercial Industry Brokers Society of Long Island (CIBS), International Council of Shopping Centers (ICSC), Long Island Commercial Network (LICN) and LIBI. He participates in several philanthropic activities donating both time and financial aid to various charities including the Sunshine Kids, American Heart Association, Toys for Tots, St. Jude, All Inclusive Lacrosse and more.

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We Are Commercial Real Estate

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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 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 information on our services please contact us today.