

OFFERING MEMORANDUM

124 Medford Ave | Patchogue, New York 11772

FOR SALE



Commercial



EXECUTIVE SUMMARY

124 Medford Ave | Patchogue, New York 11772

Building Size:	1,734 SF	Lot Size:	7,515 SF
Number of Units:	3	Parking:	10 Spaces
Year Built:	1927	Zoning:	D1
		Sale Price:	\$825,000

Contact Listing Agent for additional information...

Property Overview

Your ideal investment opportunity awaits at this well-maintained 1,734 SF office building in the sought-after Patchogue area. Built in 1927, this property offers a prime location zoned D1, providing a versatile space for a range of professional ventures. With a single spacious unit, this building is designed to accommodate various office setups and is poised for customization to suit your specific business needs. The property's timeless charm and convenient location make it a standout choice for discerning investors seeking a strategic office or office building investment in the thriving Patchogue area.

Exclusively represented by:

Dennis Gandley

Licensed Real Estate Salesperson
631.858.2406 Email: dennis.gandley@elliman.com



ADDITIONAL PHOTOS



124 Medford Ave | Patchogue, New York 11772



Exclusively represented by:

Dennis Gandley

Licensed Real Estate Salesperson

631.858.2406 Email: dennis.gandley@elliman.com

ADDITIONAL PHOTOS

124 Medford Ave | Patchogue, New York 11772



Exclusively represented by:

Dennis Gandley

Licensed Real Estate Salesperson

631.858.2406 Email: dennis.gandley@elliman.com



66

FLOOR PLANS

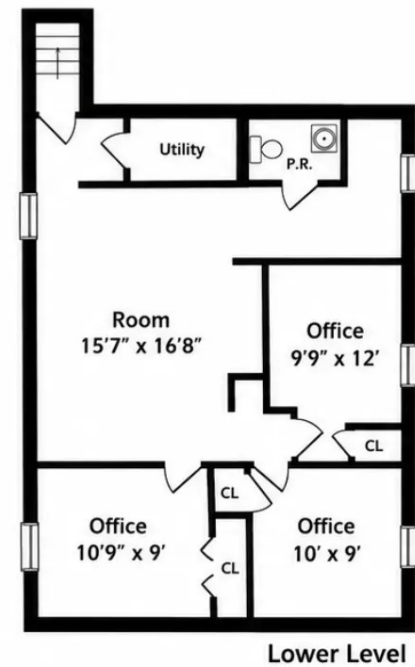
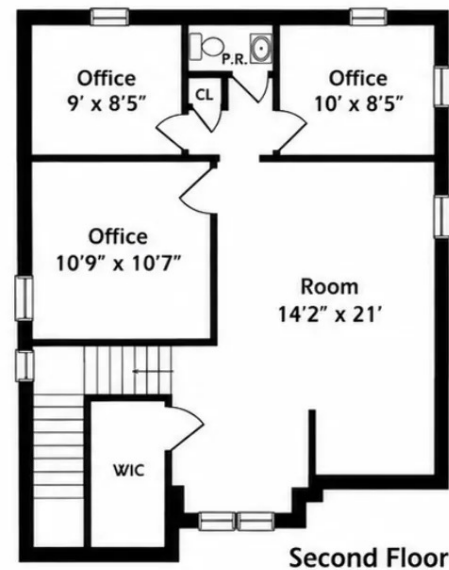
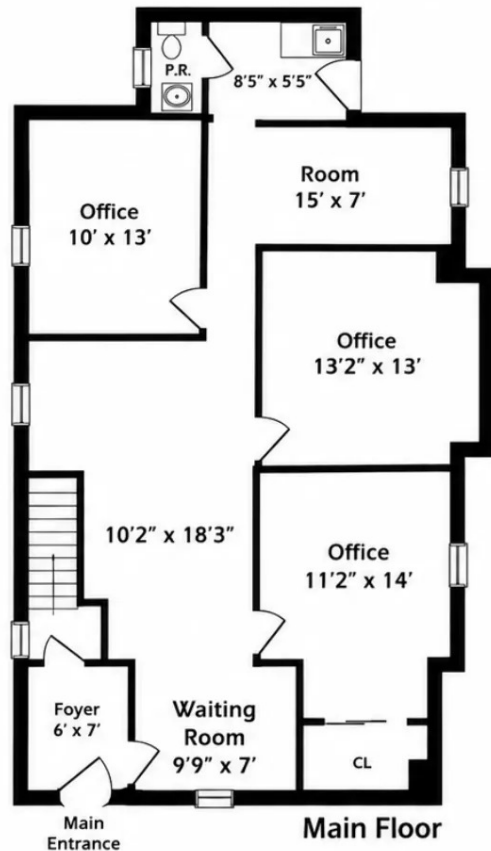
124 Medford Ave | Patchogue, New York 11772

124 Route 112, Patchogue, NY

Main Floor - 1,089 Square Feet

Second Floor - 748 Square Feet

Lower Level - 775 Square Feet



Exclusively represented by:

Dennis Gandley

Licensed Real Estate Salesperson

631.858.2406 Email: dennis.gandley@elliman.com

RETAILER MAP



124 Medford Ave | Patchogue, New York 11772



Exclusively represented by:

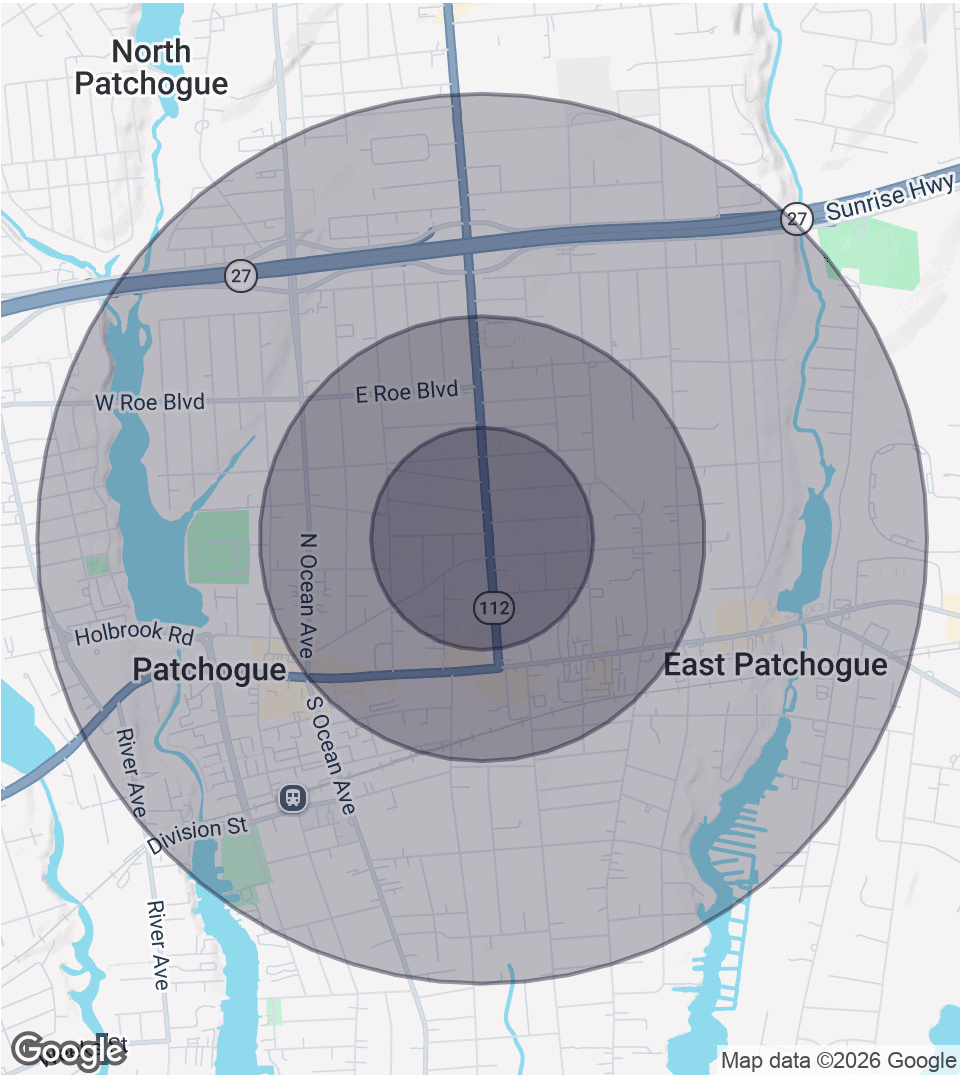
Dennis Gandley

Licensed Real Estate Salesperson

631.858.2406 Email: dennis.gandley@elliman.com

DEMOGRAPHICS MAP & REPORT

124 Medford Ave | Patchogue, New York 11772



0.25 Miles Radius

Population
966
Households
421
Average HH Income
\$115,882

Median HH Income
-
Daytime Population (W/ 16 yr+)
-

0.5 Miles Radius

Population
3,719
Households
1,576
Average HH Income
\$113,070

Median HH Income
-
Daytime Population (W/ 16 yr+)
-

1 Mile Radius

Population
13,142
Households
5,358
Average HH Income
\$129,119

Median HH Income
-
Daytime Population (W/ 16 yr+)
-

Exclusively represented by:

Dennis Gandley

Licensed Real Estate Salesperson
631.858.2406 Email: dennis.gandley@elliman.com

124 Medford Ave | Patchogue, New York 11772

EXCLUSIVELY REPRESENTED BY:



Dennis Gandley

Licensed Real Estate Salesperson

631.858.2406

Email: dennis.gandley@elliman.com



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

THE PROPERTY CONTAINED WITHIN THIS DOCUMENT IS BEING EXCLUSIVELY REPRESENTED BY DOUGLAS ELLIMAN REAL ESTATE COMMERCIAL DIVISION, 550 SMITHTOWN BYPASS STE. 117 SMITHTOWN, NY 11787 631.858.2405
© 2023 DOUGLAS ELLIMAN COMMERCIAL OF LI, LLC. ALL MATERIAL PRESENTED HEREIN IS INTENDED FOR INFORMATION PURPOSES ONLY. WHILE THIS INFORMATION IS BELIEVED TO BE CORRECT, IT IS REPRESENTED SUBJECT
TO ERRORS, OMISSIONS, CHANGES OR WITHDRAWAL WITHOUT NOTICE. ALL PROPERTY INFORMATION, INCLUDING, BUT NOT LIMITED TO SQUARE FOOTAGE, ROOM COUNT, ZONING IN THE LISTING SHOULD BE VERIFIED BY
YOUR OWN ATTORNEY, ARCHITECT OR ZONING EXPERT. IF YOUR PROPERTY IS CURRENTLY LISTED WITH ANOTHER REAL ESTATE BROKER, PLEASE DISREGARD THIS OFFER. IT IS NOT OUR INTENTION TO SOLICIT THE
OFFERINGS OF OTHER REAL ESTATE BROKERS. WE COOPERATE WITH THEM FULLY. EQUAL HOUSING OPPORTUNITY.

ADVISOR BIO 1

124 Medford Ave | Patchogue, New York 11772



Dennis Gandley

Licensed Real Estate Salesperson

dennis.gandley@elliman.com

Direct: 631.858.2406 | Cell: 631.219.7551

Professional Background

Dennis Gandley joined Douglas Elliman in 2012. His own experience as a business owner led him to initially join Douglas Elliman as a Business Broker. Having been involved with the ownership and eventual sales of his own restaurant and bars, Dennis was able to understand the requirements and concerns of business owners who were looking to sell.

After establishing a vast number of contacts from both his personal and business worlds, Dennis eventually began to connect buyers and sellers, landlord and tenants -leading to many successful transactions beyond just business brokerage. Dennis quickly established himself as one of the Top Producing Commercial Real Estate Agents in the Commercial Division.

Over the past decade, Dennis has handled all types of Commercial Real estate transactions, from Landlord Representation for retail, office, medical, industrial spaces and more to selling every type of Commercial property spanning across the Island, from the Hamptons to the Burroughs.

Dennis has positioned himself as one of the most highly referred Commercial Agents within the Commercial Division. Understanding that relationships are one of the most invaluable and important components of business, Dennis has established incredible connections with our residential agents, continually working with many of them across Long Island to facilitate Commercial transactions within the company.

A dedicated Commercial Real Estate expert, Dennis appreciates the opportunity to consistently network amongst his colleagues and counterparts within Elliman and beyond. He looks forward to analyzing, evaluating, and executing plans for each client he represents.

Throughout, his years in the restaurant/bar business he has formed relationships with noteworthy figures in the Long Island business world. Dennis has established himself as a

Douglas Elliman Commercial - Long Island

550 Smithtown Bypass, Suite 117
Smithtown, NY 11787
631.858.2405

Exclusively represented by:

Dennis Gandley

Licensed Real Estate Salesperson

631.858.2406 Email: dennis.gandley@elliman.com



We Are Commercial Real Estate

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

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.