

SABRE

OFFERING MEMORANDUM

Medical office. *Patchogue, NY.*

485 N Ocean Ave
Patchogue, NY 11772

FOR SALE

BUILDING

\$1,650,000 8,776 SF

DAWN GINGOLD

Director

(917) 696-3630

gingold@sabre.life



STREET FRONTAGE



01

Executive summary

INVESTMENT SUMMARY — 03

02

Property description

PROPERTY FEATURES — 04 · PARCEL MAP — 05 ·
PROPERTY IMAGES — 06

03

Company profile

COMPANY BIO — 12 · ADVISOR PROFILE — 13

EXCLUSIVELY MARKETING BY

DAWN GINGOLD

Director

(917) 696-3630 / gingold@sabre.life

Investment *summary.*

OFFERING SUMMARY

ADDRESS	485 N Ocean Ave, Patchogue NY 11772
COUNTY	Suffolk
MARKET	Long Island
SUBMARKET	Central Suffolk
BUILDING SF	8,776 SF
LAND ACRES	0.88
LAND SF	38,333 SF
YEAR BUILT	1950
APN	0200-953-00-04-00-003-000
OWNERSHIP TYPE	Fee Simple

PRICE	PRICE PSF
\$1,650,000	\$188.01

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2023 Population	12,682	81,261	171,968
2023 Median HH Income	\$114,465	\$111,484	\$115,252
2023 Average HH Income	\$146,399	\$143,351	\$149,421

INVESTMENT HIGHLIGHTS

- + For sale: medical office in Patchogue, NY
- + Ample on-site parking with 45 spaces
- + Located just north of Sunrise Hwy

Property *features.*

PROPERTY FEATURES

BUILDING SF	8,776
LAND SF	38,333
LAND ACRES	0.88
YEAR BUILT	1950
# OF PARCELS	1
BUILDING CLASS	B
LOCATION CLASS	Suburban
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	45
CORNER LOCATION	Yes
TRAFFIC COUNTS	24,084

NEIGHBORING PROPERTIES

NORTH	Church, Blood Testing Center, Houses
SOUTH	Non-Profit Organization, Houses
EAST	Ideal Tile, Used Car Dealer, Houses
WEST	Grace Industries, Houses

ESTIMATED ANNUAL EXPENSES

RE TAXES	\$49,317
----------	----------

NEARBY TRANSPORTATION

HIGHWAYS / MAIN ROADS	Sunrise Hwy, Medford Ave, Nicolls Rd
TRAIN STATION	Patchogue Train Station
BUS LINES	NYS 112 / Terry St

Parcel *map.*

APN 0200-953-00-04-00-003-000 · 0.88 AC



485
Orthopedic Surgery
Physical Therapy
Sports Medicine
(631) 475-0353
Dental Horizons
Leonard H. Boretz, DDS
631-289-5844

PROPERTY IMAGES

Front elevation.



PROPERTY IMAGES

Rear elevation.

INTERIOR

Built out for *medical use.*

8,776 SF single-story building on a 0.88-acre corner lot.









PROPERTY IMAGES

45 on-site spaces.



Company *bio.*

Think strategically. Act deliberately. *Deliver results.*

SABRE draws on decades of experience across retail real estate, urban planning and consumer analytics — insight that goes well beyond matching tenants to space.

Founded by industry veterans Jay Siano and Ken Breslin, SABRE brings full-service brokerage and development experience across the New York Metro and Florida markets. Whether the goal is growing a brand or elevating a property, the team applies data-driven strategy to unlock value.

TENANT CURATION

Strategic merchandising that maximizes asset value.

PLACEMAKING

Destinations that build community and commercial value.

REPOSITIONING

Turning underperforming assets into competitive destinations.

INVESTMENT ADVISORY

Guidance from acquisition analysis to disposition.



CONTACT
DAWN GINGOLD
(917) 696-3630
gingold@sabre.life



(917) 696-3630

gingold@sabre.life

DAWN GINGOLD

■ – DIRECTOR

Dawn Gingold is a Director at SABRE. Dawn was raised in Hewlett, Long Island, and is an alumni of Boston's Northeastern University.

Gingold brings over 12 years of residential and commercial real estate experience to SABRE Brokerage. Her experience adds a unique perspective on property financial analysis and bringing transactions to the closing table.

Dawn is not only passionate about commercial real estate, but also loves fostering strong client relationships. With her extensive background, market knowledge, and professionalism — Dawn is a huge asset to the team at SABRE.

SABRE

FOR SALE — \$1,650,000

Medical office building in *Patchogue, NY.*

DAWN GINGOLD

Director · (917) 696-3630 · gingold@sabre.life

CONFIDENTIALITY AND DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from SABRE and it should not be made available to any other person or entity without the written consent of SABRE.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to SABRE. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. SABRE has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

»