



FOR SALE

760 N. WELLWOOD AVE. LINDENHURST, NY 11757

ASKING PRICE: \$669,000

EXECUTIVE SUMMARY

Positioned along the high-trafficked Wellwood Avenue, this 1,400 SF medical office building offers a turnkey opportunity for medical or professional office users. Zoned EB, the property supports a wide range of professional uses, providing exceptional flexibility for future occupants. With visibility to over 25,000 vehicles per day, ample onsite parking, and immediate access to major highways, this location delivers both convenience and exposure. Directly across from an elementary school and situated in the heart of Lindenhurst, the property presents an outstanding opportunity to establish or expand operations in a growing and dynamic market.

PROPERTY DETAILS

Building Size: +/- 1,400 SF

Lot Size: +/- 0.20 Acres

Zoning: **E- Business (EB) Town of Babylon**

Real Estate Taxes: **\$24,039**

Frontage: **110' on Wellwood Ave.**

Parking: **9 Spaces + Street**

TURNKEY! OFFICE / MEDICAL BUILDING

- **Ideal for a Doctor's Office, Physical Therapy, Med Spa, Accountant, Law Office etc.**
- **Great exposure / visibility on highly trafficked Wellwood Ave**
- **Minutes from Sunrise Hwy. and Southern State Pkwy**
- **Short distance to LIRR (Lindenhurst / Farmingdale)**
- **Traffic counts of over 25,000 VPD**
- **Separate entrances – could be subdivided**

Jason Merrell

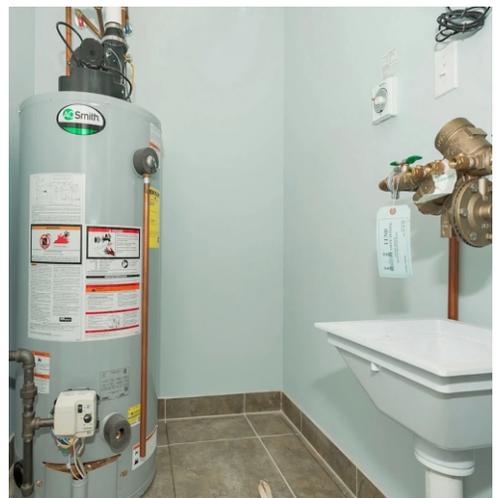
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INTERIOR PHOTOS



FLOOR PLAN



EXTERIOR PHOTO / AERIAL VIEW

