



Island Associates Real Estate Inc.

We create value

**For Sale**  
**2701 Sunrise Highway**  
**Islip Terrace, NY**



**Robert Monahan**

[Robert@IslandAssociates.com](mailto:Robert@IslandAssociates.com)

**Robert Raffa**

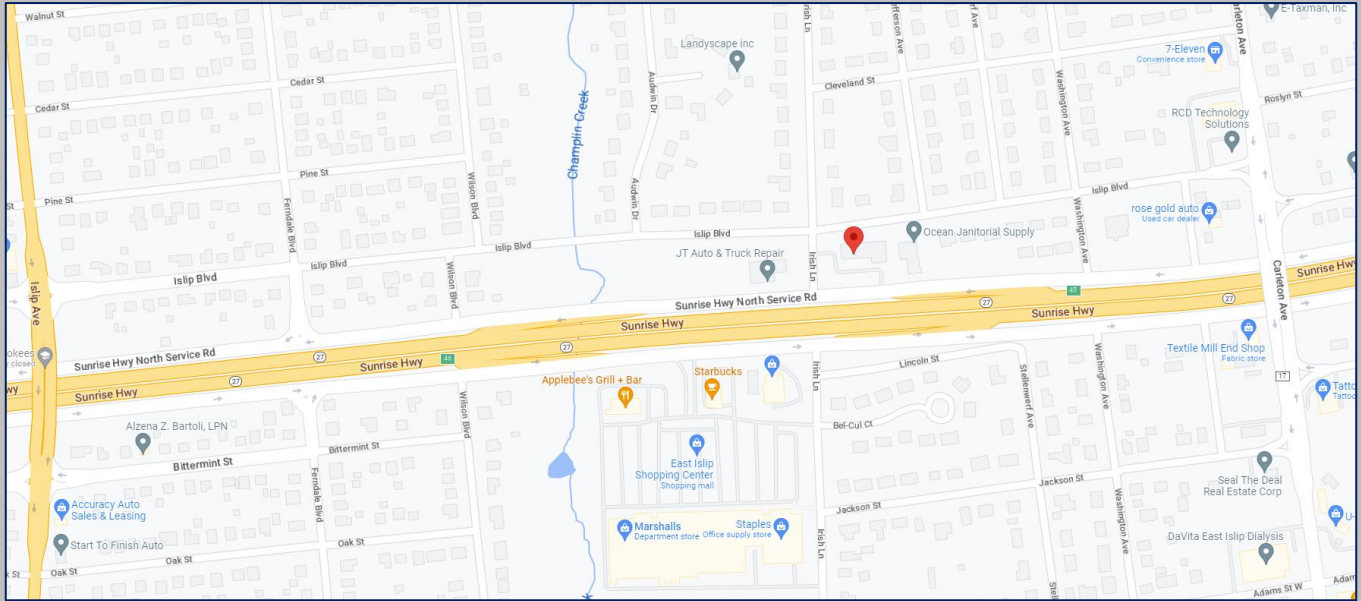
[Raffa@IslandAssociates.com](mailto:Raffa@IslandAssociates.com)

# Property Information

**7,449 SF Single Story Office Building on .79 Acres**

**Price: \$2,100,000**

**Taxes: +/- \$63,801.32**



- ❖ Prime Medical/Office Building
- ❖ Potential to convert entire building back to all Medical
  - ❖ Sewered
- ❖ Currently Built out with 3,480 SF Medical Offices & 3,969 SF Law Offices
- ❖ Excellent Visibility on Sunrise Highway just west of Carlton Ave.
  - ❖ +/- 220' Frontage on Sunrise Hwy.
  - ❖ 37 Parking Spaces

Demographics	1 Mile	3 Miles	5 Miles
Total Population	12,518	93,386	203,351
Average HH Income	\$136,086	\$126,768	\$121,957

*All information is subject to errors, omissions, modification, and withdrawal.  
Information is from sources deemed to be reliable but should not be relied upon without independent verification.*

# Property Photos



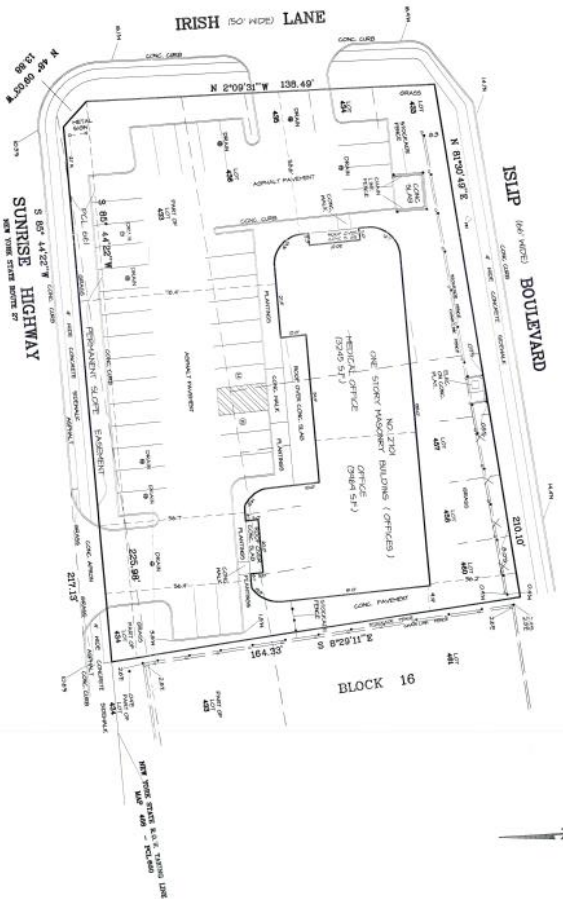
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# Property Photos

**SURVEY DATA SOURCE**  
 ALL SURVEY INFORMATION ON THIS SITE PLAN IS SUPPLIED BY:  
 MASSY J. HENDERSON L.S.  
 LICENSED LAND SURVEYOR  
 11 GARDEN HILL LANE  
 WESTHOVEN NY 11793  
 (609) 543-9136  
 SETTLERS 07/14/1983

SURVEY OF LOTS 436 INCL. LOTS 487 TO 460 INCL. AND PART OF LOTS 333 AND 334  
 BLOCK 16 HWY-47 OF CLEMSON TOWN SHED NARCH 14 1972 FILE NO. 127  
 SITUATED AT EAST ISLIP, TOWN OF ISLIP, SUFFOLK COUNTY, NEW YORK

**SITE PLAN**  
 SCALE: 1" = 20'



**SITE DATA:**

- EXISTING BUILDING AREA = 1214 S.F.
- LOT AREA = 34,934 S.F.
- USE - OFFICE = 3964 S.F.
- MEDICAL OFFICE = 3245 S.F.

**PARKING CALCULATIONS:**

- OFFICE (3964 S.F.) / 1200 S.F. = 19.85 SPACES
- MEDICAL OFFICE (3245 S.F.) / 1650 S.F. = 21.63 SPACES
- TOTAL PARKING REQUIRED = (19.85) 42 SPACES
- EXISTING PARKING PROVIDED = 37 SPACES
- ADDITIONAL SPACES REQUIRED = 5 SPACES

E. & J. SUNRISE HWY. LLC  
 SITUATED AT 2710 SUNRISE HWY  
 ISLIP TERRACE, NY 11752  
 TOWN OF ISLIP  
 SUFFOLK COUNTY, NEW YORK  
 S.C.T.R. NO. 2007-2952-2314  
 LOT AREA = 34,534 S.F.



**Charles M. Thomas**  
 architect  
 PO BOX 811 JAMESPORT, NY 11441 (609) 721-7193

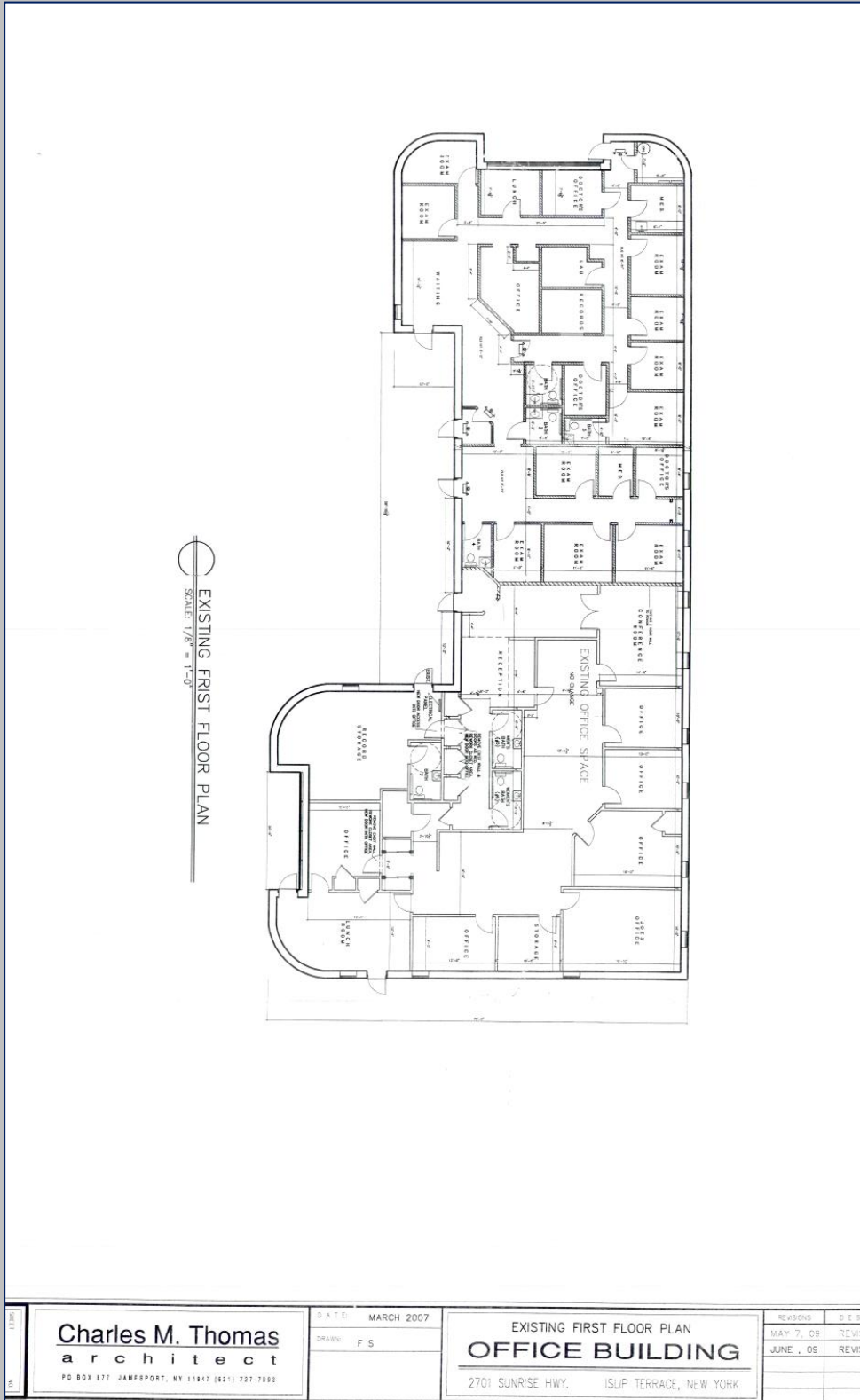
DATE: NOVEMBER 2007  
 DRAWN: DH  
**SITE PLAN**

SITE PLAN FOR  
**E & J SUNRISE HWY LLC.**  
 2710 SUNRISE HWY ISLIP TERRACE NY 11752

48-628	022004 07 13
167	PARKING CALCULATIONS



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