



479 Middle Country Road

Coram, New York 11727

Property Highlights:

- J2 Commercial Investment Opportunity
- Former Law Office
- Parking spaces in front of the building with large parking lot in the rear
- Centrally located in a growing commercial, retail and multi-family residential marketplace

Property Overview:

- Level & Square Lot / Includes Parking
- 10,454 SF / .24 Acres
- Bldg. FAR: .32
- 2022-23 Taxes: \$10,595.00

Offering Summary:

Sale Price:	\$690,000.00
Building Size:	3,384 SF
Stories/Floors:	2
Lot Size:	.24

Demographics 1 Mile 3 Miles 5 Miles

	1 Mile	3 Miles	5 Miles
Total Households	1,265	4,272	8,650
Total Population	2,821	10,235	22,612
Average HH Income	\$79,438	\$85,063	\$93,044

For More Information

Marian Campi-Conde

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Property Description

Great investment opportunity for redevelopment or as an owner-occupied business location. Prominent visibility on busy Middle Country Road in Central Suffolk. Main commercial corridor with a high daily traffic count and surrounded by numerous new commercial development projects close by. Large on site parking lot makes this a tremendous location for any business.

Location Description

Mid-Island in Central Suffolk County, Long Island, NY
Located on a busy main throughfare with a 20K daily traffic count. Many local businesses, retail shops and multi-family developments surrounding the property.

Site Description

Square, level lot with parking spaces in front with additional parking in the rear of the property.

Exterior Description

2 story colonial building with parking in front and in the rear of the property. Easily accessibly to Middle Country Road with excellent visibility.

Interior Description

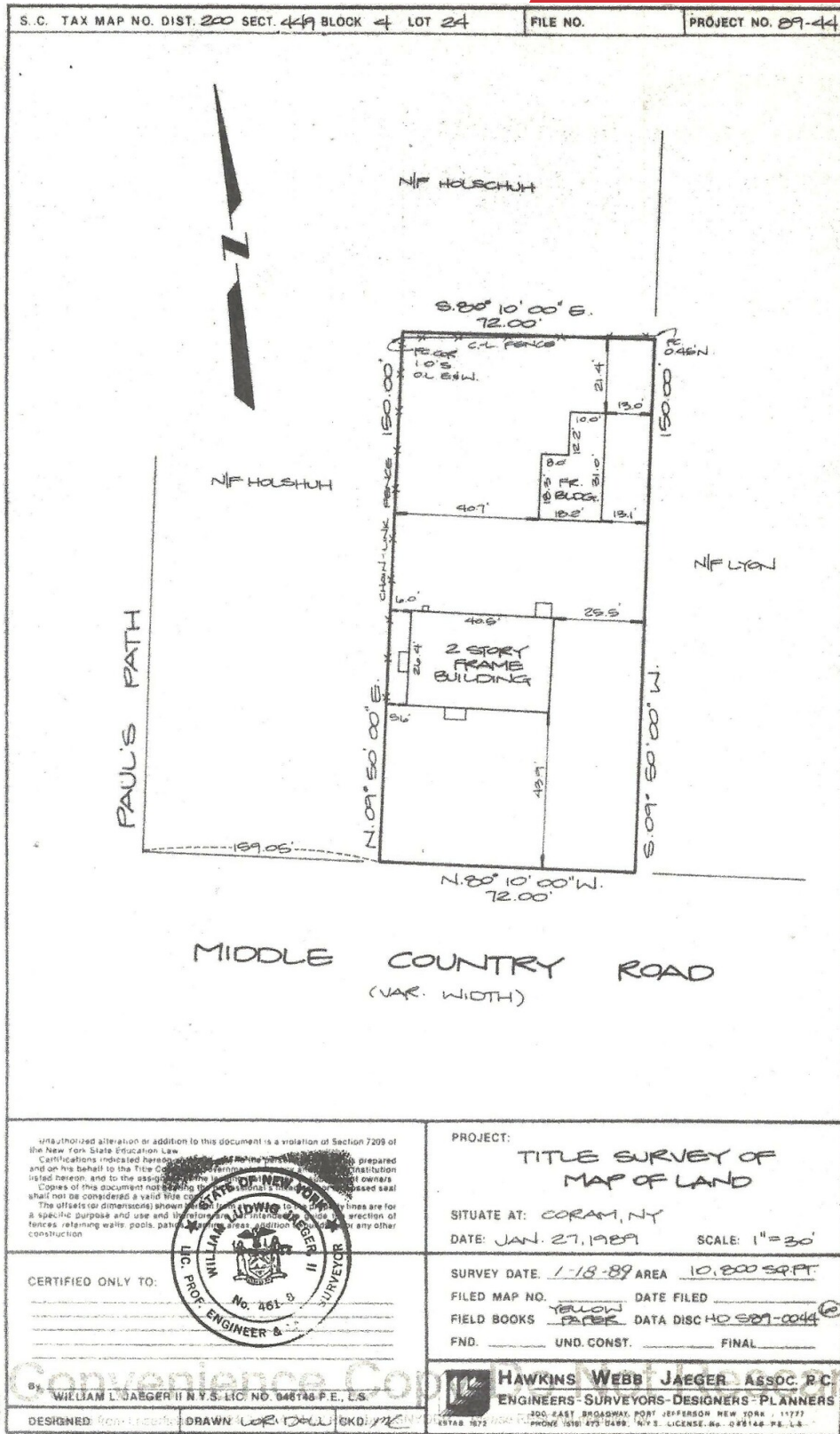
Former law office with 1st and 2nd floor pantry's, restrooms and offices.

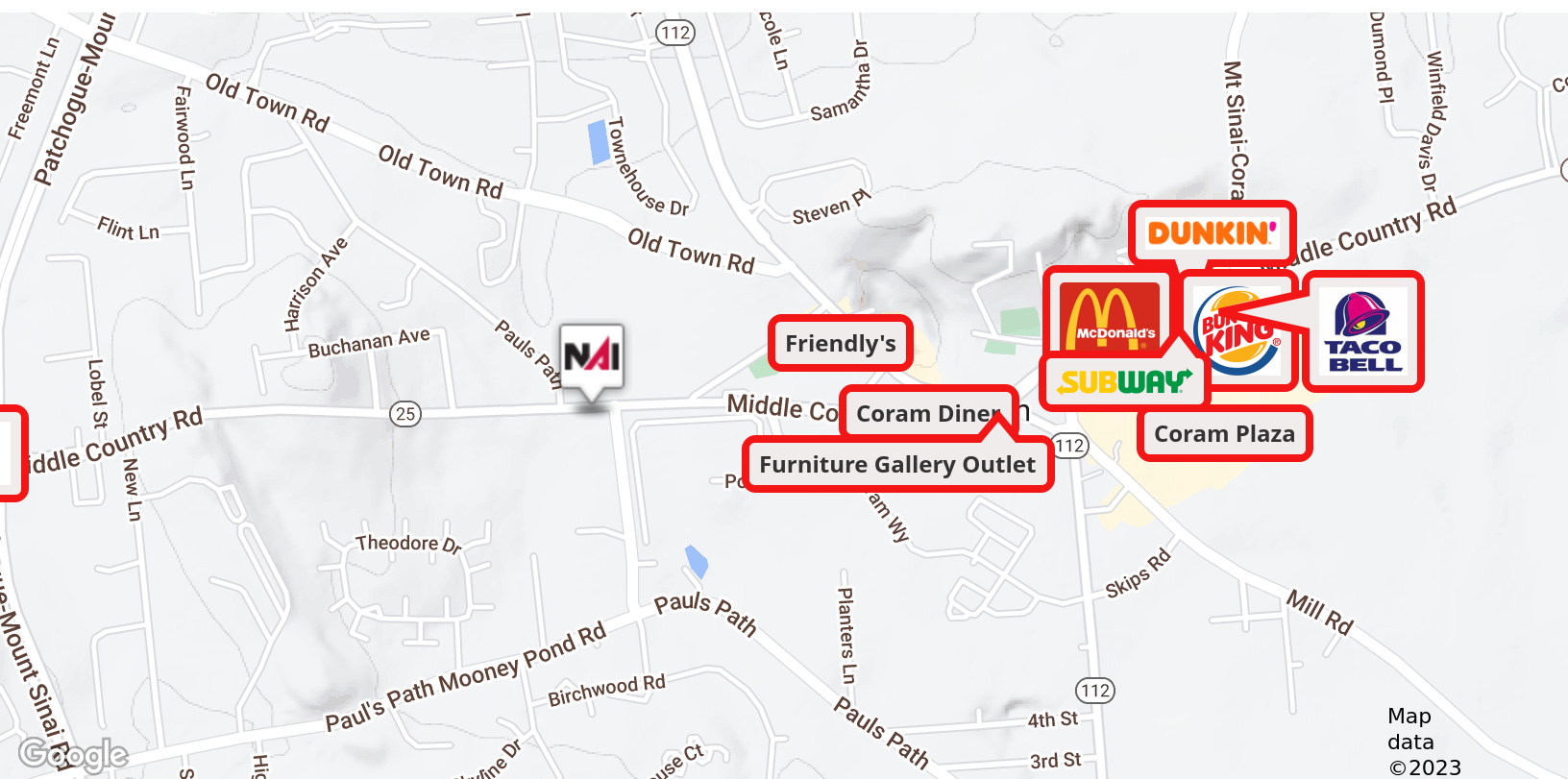
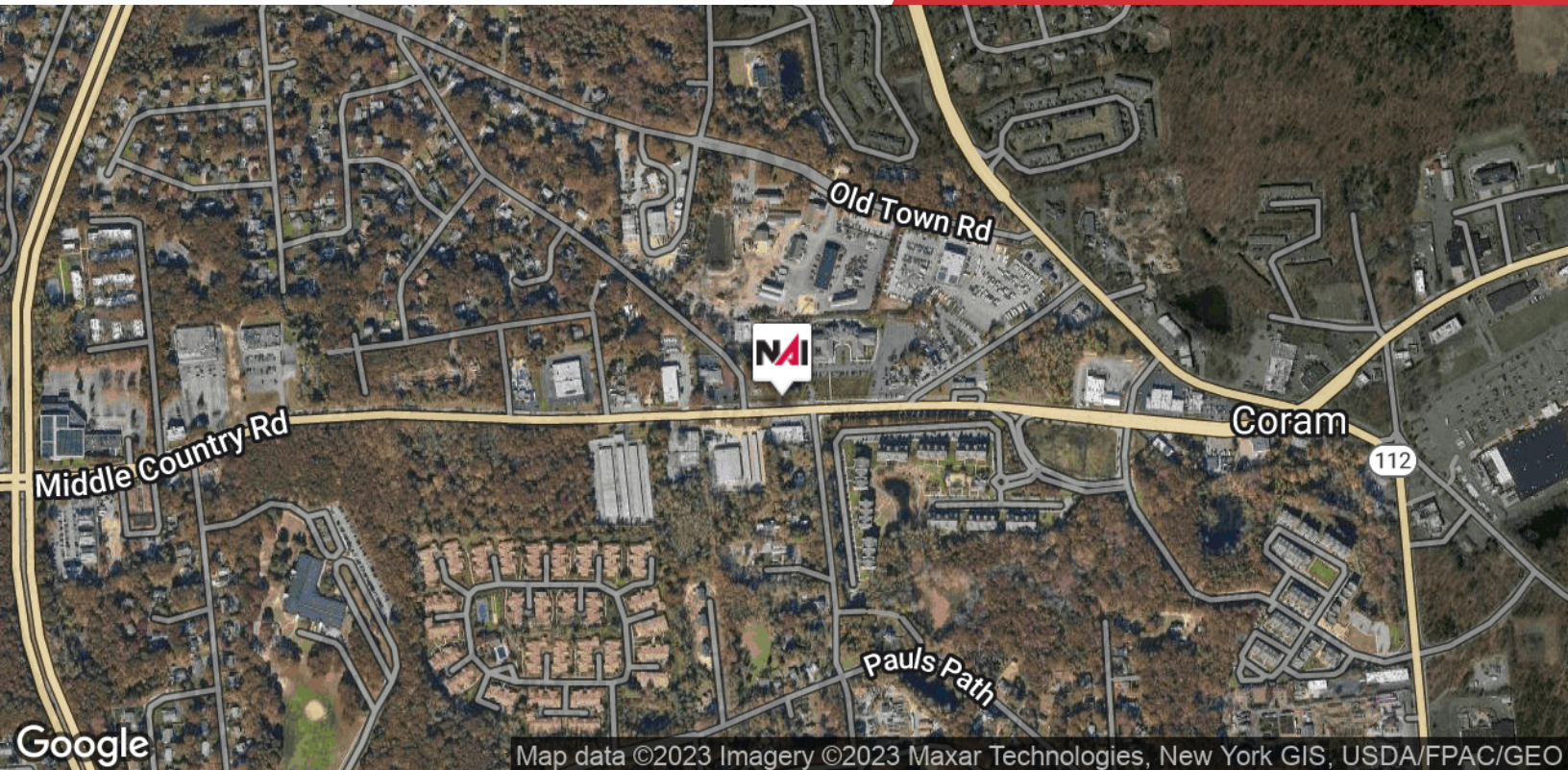
Parking Description

Excellent parking in front and in a rear lot for the exclusive use of property owner, employees, tenants and visitors.

Utilities Description

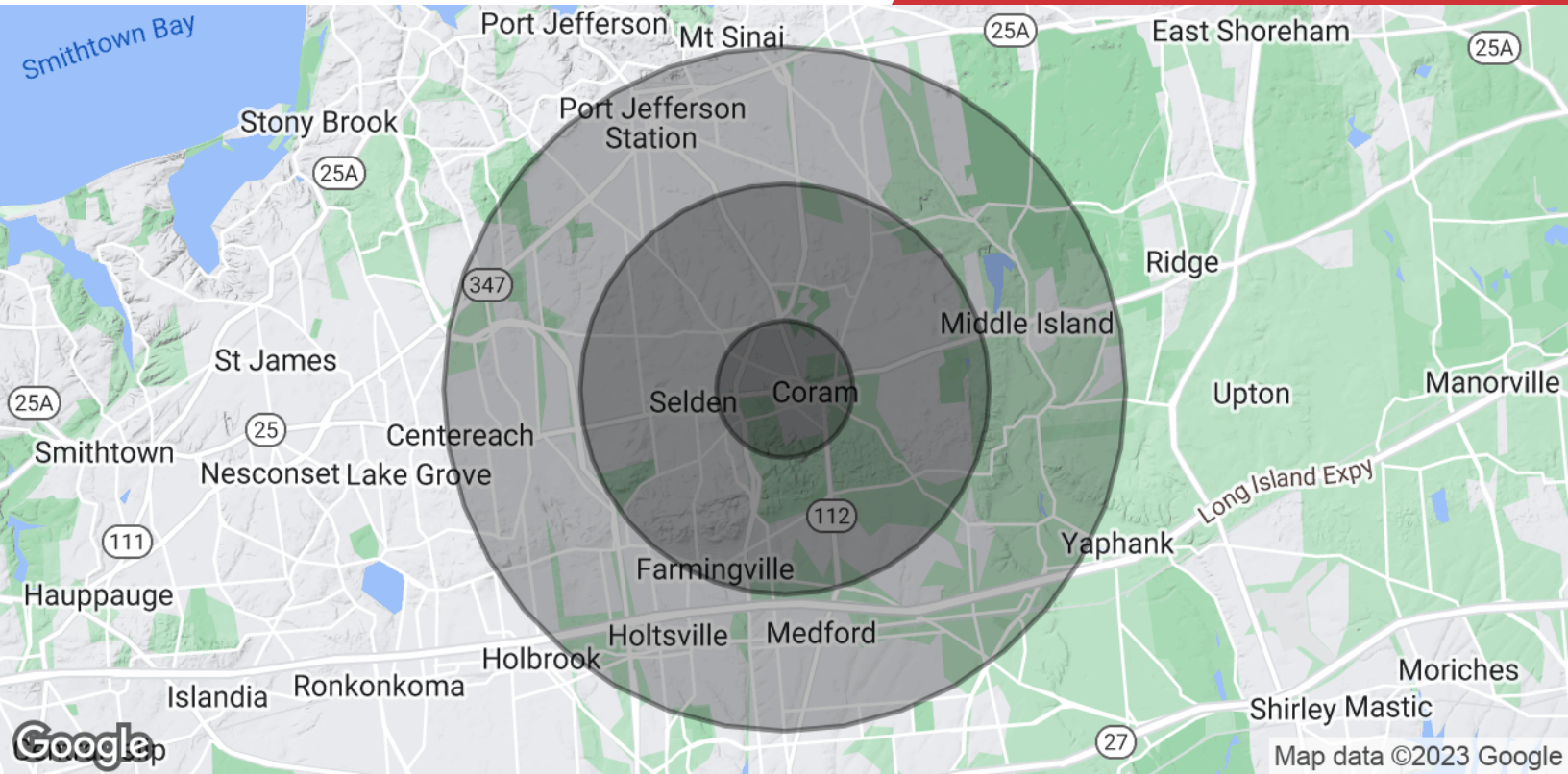
Central heat and air, oil heat, and city water





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Population

	1 Mile	3 Miles	5 Miles
Total Population	2,821	10,235	22,612
Average Age	35.9	36.5	38.0
Average Age (Male)	30.1	31.1	33.5
Average Age (Female)	46.0	42.9	42.3

Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	1,265	4,272	8,650
# of Persons per HH	2.2	2.4	2.6
Average HH Income	\$79,438	\$85,063	\$93,044
Average House Value	\$217,629	\$257,622	\$292,593

* Demographic data derived from 2020 ACS - US Census



Marian Campi-Conde

Director

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Professional Background

Marian is a licensed commercial investment and real estate certified specialist (CIREC), who focuses on industrial and office real estate as well as landlord/tenant representation. She started her real estate career at developer Jaymont Properties in Miami, Florida as a managing director.

Upon her return to New York in 1993, Marian redirected her efforts, specializing in project development, property management and leasing for commercial, institutional, and investment real estate clients throughout the United States. She has negotiated for Fortune 500 companies in many major US markets, acting as a CRE liaison between corporate headquarters and regional offices. Marian has overseen the leasing and management of major real estate projects in Miami, Philadelphia, Columbus, and throughout the New York Metropolitan area.

A well-respected commercial real estate veteran, Marian has earned numerous distinctions throughout her 30-plus years in the industry. She was chosen by former Florida Governor Jeb Bush as Miami's CRE industry designee for Leadership Miami and was a board member of Greater Miami's Chamber of Commerce and Beacon Council. Marian has served as Vice President of the NYC-LI chapter of the New York State Commercial Association of Realtors (NYSCAR), and 2019 President Elect of the Commercial Network of the Long Island Board of Realtors (CN-LIBOR). She is an active member of CIBS, Long Island's Commercial Industrial Brokers Society.

Education

Bachelor of Science in Psychology, Hartford University

Bachelor of Arts in Sociology, Hartford University

Memberships

Commercial Industrial Brokers Society of Long Island (CIBS) and (CIBS-W)
Commercial Network of the Long Island Board of Realtors (CN-LIBOR) - 2019 President Elect
New York State Commercial Association of Realtors (NYSCAR) - Vice President 2018-2020
Long Island Business Development Council (LIBDC)
Long Island Women in Real Estate

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