

156 North Ocean Avenue

Patchogue, New York 11772

PRIME LOCATION

In the Heart of Downtown Patchogue

APPROX. 2,925 SQ. FT.

+ FINISHED BASEMENT

PROFESSIONAL / LIVE-WORK OPPORTUNITY



Property Highlights

- Prime Downtown Patchogue location
- Approx. 2,925 sq. ft. + finished basement
- Zoned for residential & professional office use
- Ideal for doctors, dentists, attorneys, accountants & other professionals
- First floor: offices, conference room, reception, kitchen, bath & flex space
- Second floor: flexible office or residential
- Brick building in excellent condition
- Fully air-conditioned
- Private parking for 17 cars + street parking
- Close to Patchogue LIRR station
- Convenient access to major highways
- New windows

Live. Work. Thrive. In Downtown Patchogue.

A distinctive property combining historic character, professional functionality and meaningful modern upgrades - ideal for a professional practice, therapy or wellness use, creative business, or flexible live/work environment.

ASKING PRICE

\$899,990

NEGOTIABLE



Charles Rutenberg Realty, Inc.

255 Executive Drive, Suite 208

Plainview, NY 11803

Licensed Real Estate Broker



John Zaher

Associate Broker

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All information is from sources deemed reliable and is subject to errors, omissions, change of price, terms, prior sales and withdrawals. All parties of interest should do their own independent verifications.

A Rare Downtown Patchogue Opportunity

Flexible Professional Space With Historic Character

156 North Ocean Avenue presents a rare opportunity to own a distinctive and highly flexible property in the heart of Patchogue. The property blends the warmth and character of a traditional residence with the functionality of a professional office environment.

The interior configuration supports a wide range of users, with seven offices, a dedicated waiting and reception area, conference room, kitchen/break room, sensory gym or therapy treatment area, creative studio, finished basement and extensive storage.

Wood floors throughout reinforce the property's classic character, while recent improvements - including a new heat-pump HVAC system, new windows and blinds - provide practical upgrades for continued professional use.

Outside, a private 17-space parking lot is supplemented by street parking - a significant amenity for a downtown professional property.

The location is moments from downtown Patchogue restaurants, shopping, entertainment, parks, marinas and the Long Island Rail Road, with convenient access to Sunrise Highway, the Long Island Expressway and major regional roadways.

Ideal Uses

Professional practice • therapy / wellness • counseling • creative studio • boutique business • live/work residence



Private driveway with access to rear parking area



Rear / side elevation and parking approach

Flexible Spaces for Practice, Collaboration and Care



Sensory Gym / Therapy Treatment Area



Conference Room



Kitchen / Break Room



Waiting / Reception Area

Private, Windowed Rooms With Classic Wood Floors

Six office photographs shown below; the property contains seven offices in total.



Office 1



Office 2



Office 3



Office 4



Office 5



Office 6

Flexible private-office configuration suitable for professional, medical, therapy, counseling or creative users

Additional Finished Space, Sunroom, Storage and Parking



Finished Flexible Space

Finished additional space provides a flexible setting for a private office, studio, production area, team room or other professional use. This space is in addition to the approximately 2,925 sq. ft. main building area.



Sunroom

Bright additional room adjacent to the side / rear circulation area.

At a Glance

- Approx. 2,925 sq. ft. + additional finished space
- 7 offices
- Conference room
- Sensory gym / therapy area
- Kitchen / break room
- Finished basement and extensive storage
- 17-space private parking lot + street parking
- New heat-pump HVAC
- New windows and blinds throughout
- Downtown Patchogue location

LOCATION ADVANTAGE

Near downtown restaurants, shopping, entertainment, parks, marinas and LIRR service, with convenient access to Sunrise Highway and the Long Island Expressway.

ASKING PRICE

\$899,990

NEGOTIABLE

156 North Ocean Avenue - Layout Overview

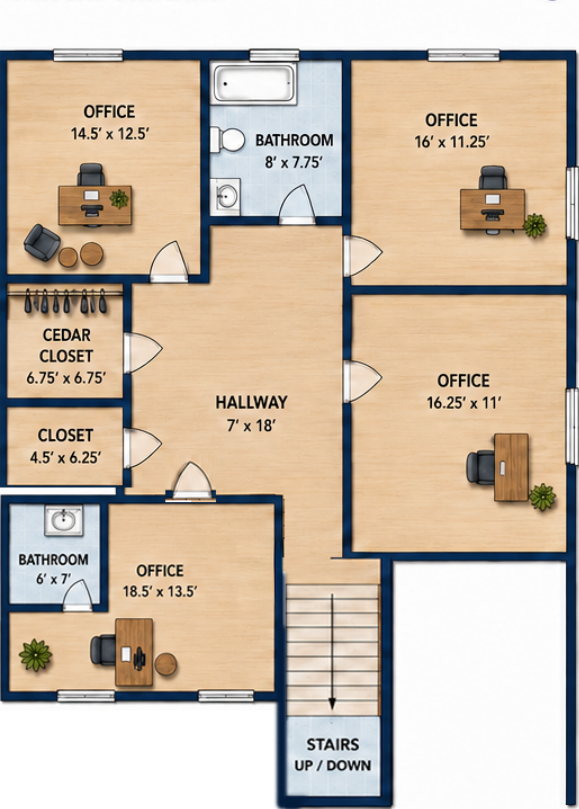
156 North Ocean Avenue – 1st Floor

Front / North Ocean Avenue at Top



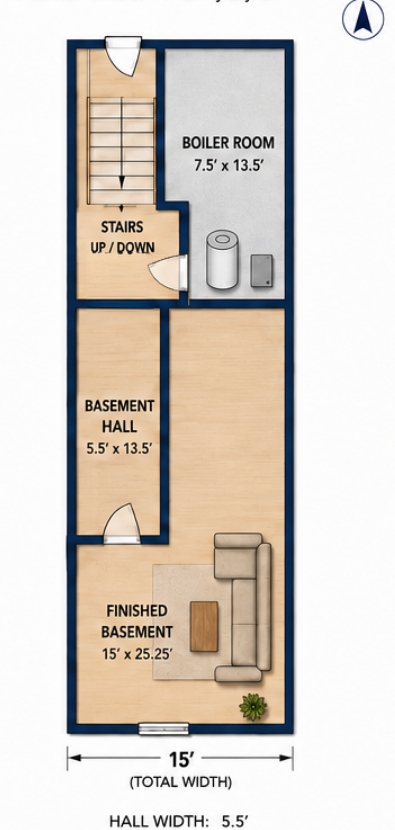
156 North Ocean Avenue – 2nd Floor

Revised Cedar Closet Location



156 North Ocean Avenue – Basement

Connected Circulation / Utility Layout



First floor, second floor and basement layouts