

HIGH END TURNKEY OFFICE SPACE

33 Candee Avenue | Sayville, New York 11782

+/- 1,545 SF FOR LEASE



Commercial



EXECUTIVE SUMMARY

33 Candee Avenue | Sayville, New York 11782

Building Size:	2,360 SF	Lot Size:	0.29 Acres
Available SF:	1,545 SF	Parking Spaces:	7 (+ Street/Municipal)
Number of Units:	2	Lease Rate:	\$30.00 PSF NNN

For more information, please contact Tommy Kelly and Michael Murphy

Property Overview

Excellent opportunity to lease a 1,545 SF professional office space ideally located in the heart of Sayville Village, within walking distance to a vibrant mix of boutique shops, acclaimed restaurants, cafes, and everyday conveniences. Sayville is a highly desirable South Shore community known for its charming Main Street, strong foot traffic, and proximity to the Fire Island ferries, making it a popular destination for both residents and visitors. The property is also situated directly adjacent to a busy public park, further enhancing its setting and appeal.

The space is currently configured for a professional therapist group and features several private offices, making it well-suited for a variety of professional uses including medical, wellness, legal, or general office applications. Renovated in 2019, the property offers a clean, modern environment and a highly functional layout. Additional highlights include seven (7) dedicated on-site parking spaces along with ample parking in the adjacent municipal lot, as well as a basement providing potential for additional storage. This is a rare opportunity to secure well-located professional space in one of Long Island's most active and picturesque village settings. Available November 2026.

Exclusively represented by:

Michael G. Murphy

President | Commercial Division
631.858.2460 Email: michael.murphy@elliman.com

Thomas Kelly

Licensed Real Estate Salesperson
631.576.5706 Email: thomas.kelly@elliman.com

COMPLETE HIGHLIGHTS

33 Candee Avenue | Sayville, New York 11782



Property Highlights

- Strategically positioned in the heart of Sayville Village, this 1,545 SF professional office space offers exceptional accessibility and visibility.
- Enjoy a walkable location surrounded by boutique shops, popular restaurants, and convenient access to the Fire Island ferries.
- Benefit from strong daily activity, as the property is situated adjacent to a busy public park that enhances foot traffic and overall appeal.
- Parking is both convenient and abundant, with seven dedicated on-site spaces plus ample municipal parking nearby.

Exclusively represented by:

Michael G. Murphy

President | Commercial Division
631.858.2460 Email: michael.murphy@elliman.com

Thomas Kelly

Licensed Real Estate Salesperson
631.576.5706 Email: thomas.kelly@elliman.com

EXTERIOR PHOTOS

33 Candee Avenue | Sayville, New York 11782



Exclusively represented by:

Michael G. Murphy

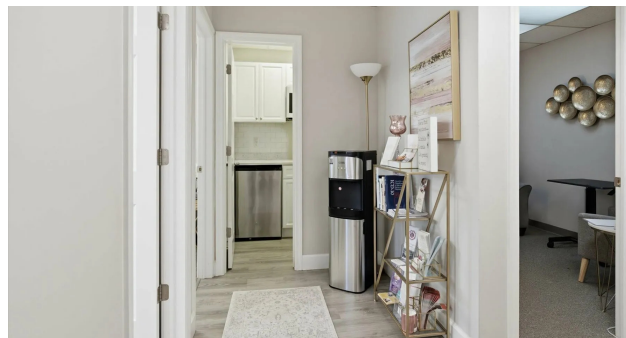
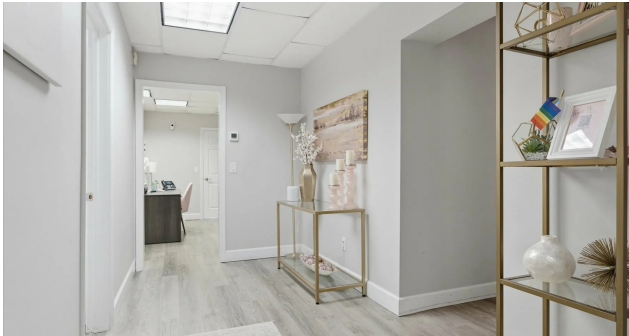
President | Commercial Division
631.858.2460 Email: michael.murphy@elliman.com

Thomas Kelly

Licensed Real Estate Salesperson
631.576.5706 Email: thomas.kelly@elliman.com

INTERIOR PHOTOS

33 Candee Avenue | Sayville, New York 11782



Exclusively represented by:

Michael G. Murphy

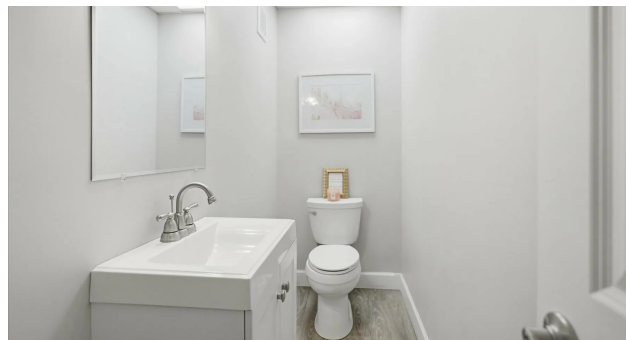
President | Commercial Division
631.858.2460 Email: michael.murphy@elliman.com

Thomas Kelly

Licensed Real Estate Salesperson
631.576.5706 Email: thomas.kelly@elliman.com

INTERIOR PHOTOS

33 Candee Avenue | Sayville, New York 11782



Exclusively represented by:

Michael G. Murphy

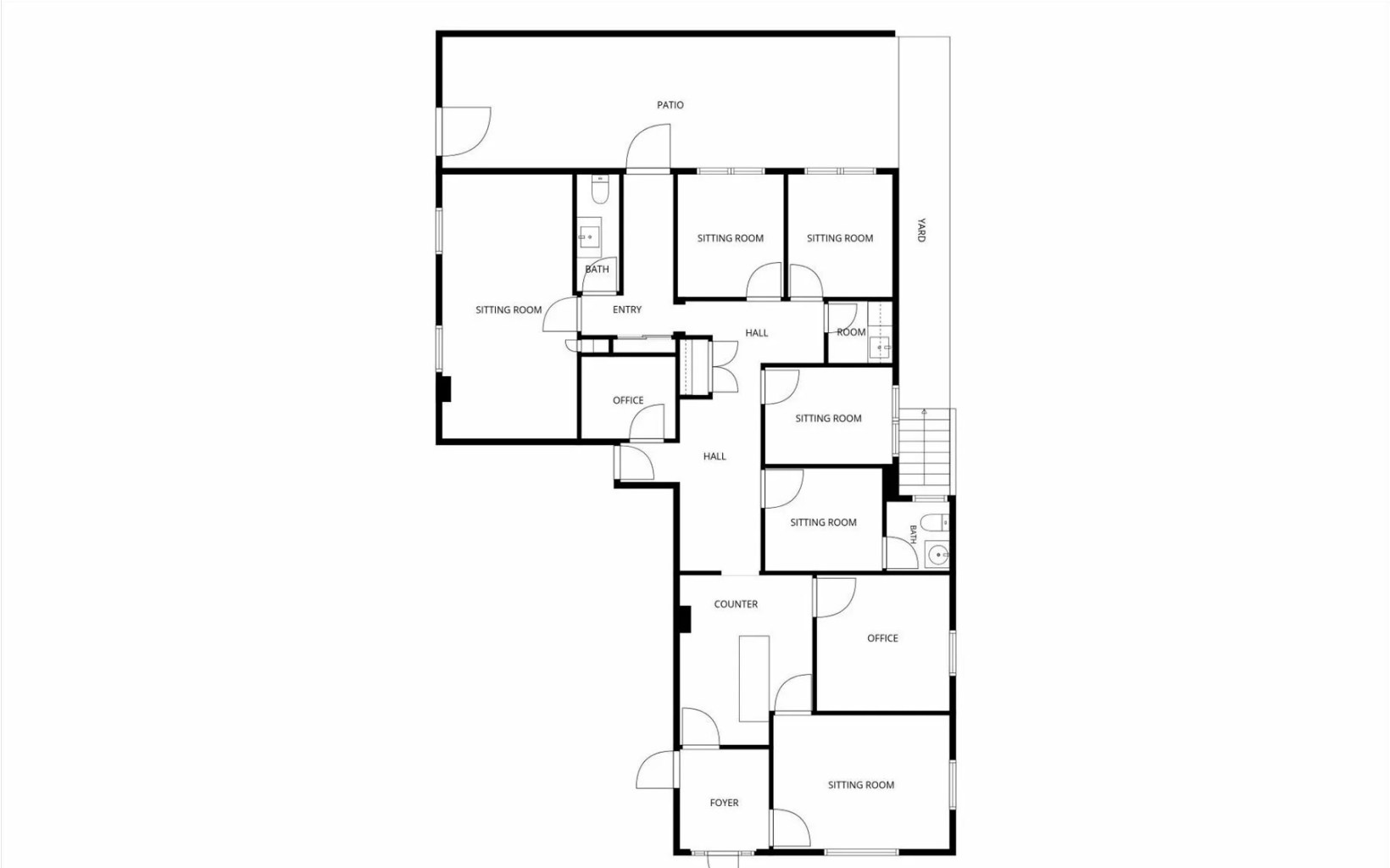
President | Commercial Division
631.858.2460 Email: michael.murphy@elliman.com

Thomas Kelly

Licensed Real Estate Salesperson
631.576.5706 Email: thomas.kelly@elliman.com

FLOOR PLAN

33 Candee Avenue | Sayville, New York 11782



Exclusively represented by:

Michael G. Murphy

President | Commercial Division
631.858.2460 Email: michael.murphy@elliman.com

Thomas Kelly

Licensed Real Estate Salesperson
631.576.5706 Email: thomas.kelly@elliman.com

RETAIL MAP

33 Candee Avenue | Sayville, New York 11782



Exclusively represented by:

Michael G. Murphy

President | Commercial Division

631.858.2460 Email: michael.murphy@elliman.com

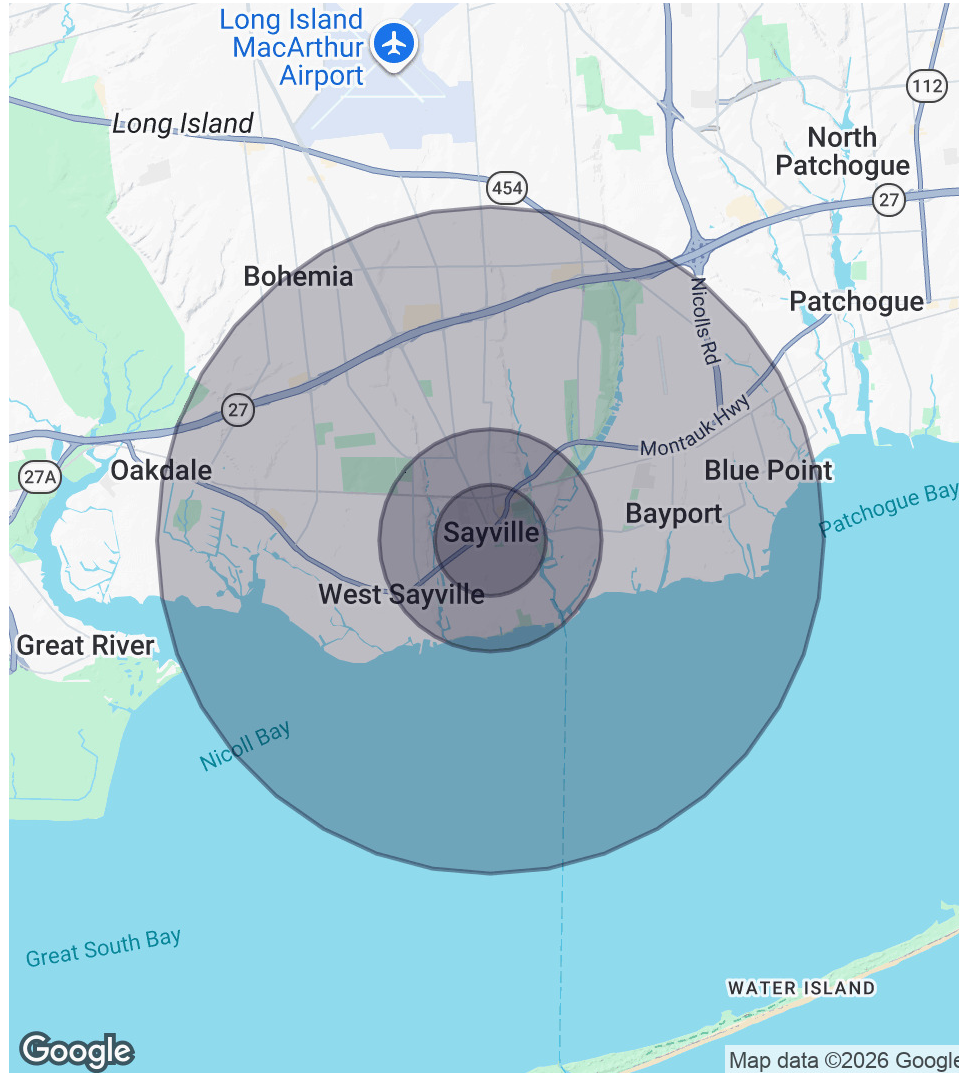
Thomas Kelly

Licensed Real Estate Salesperson

631.576.5706 Email: thomas.kelly@elliman.com

DEMOGRAPHICS MAP & REPORT

33 Candee Avenue | Sayville, New York 11782



0.5 Miles Radius

Population
2,204
Households
801
Average HH Income
\$151,098

Median HH Income
-
Daytime Population (W/ 16 yr+)
-

1 Mile Radius

Population
8,659
Households
3,150
Average HH Income
\$172,466

Median HH Income
-
Daytime Population (W/ 16 yr+)
-

3 Miles Radius

Population
44,444
Households
16,627
Average HH Income
\$164,860

Median HH Income
-
Daytime Population (W/ 16 yr+)
-

Exclusively represented by:

Michael G. Murphy

President | Commercial Division
631.858.2460 Email: michael.murphy@elliman.com

Thomas Kelly

Licensed Real Estate Salesperson
631.576.5706 Email: thomas.kelly@elliman.com

33 Candee Avenue | Sayville, New York 11782

EXCLUSIVELY REPRESENTED BY:



Michael G. Murphy

President | Commercial Division

631.858.2460

Email: michael.murphy@elliman.com



Thomas Kelly

Licensed Real Estate Salesperson

631.576.5706

Email: thomas.kelly@elliman.com



550 Smithtown Bypass Suite 117
Smithtown, NY 11787
631.858.2405
ellimancommercial.com



We Are Commercial Real Estate

550 Smithtown Bypass Suite 117
Smithtown, NY 11787
631.858.2405
ellimancommercial.com

Commercial real estate involves more than just property listings. To get the most effective results, you need to partner with a company that has a full complement of services and an in-depth team of professionals to help with all your needs. Douglas Elliman's team of commercial real estate experts is committed to unrivaled performance standards when working with tenants, investors, purchasers and owners. We represent all major property types including office, industrial, retail, apartment and land. We treat each assignment with commitment and focus, from a single transaction in a local market to national and multi-market assignments. We help negotiate contracts, coordinate construction and provide both property management as well as ongoing advisory service to satisfy your changing real estate needs. Our breadth of market knowledge, unprecedented network and use of innovative technology extend to all types of property transactions. For information on our services please contact us today.