

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:	\$4,750.00/month

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

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Thomas Kelly

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631.576.5706 Email: thomas.kelly@elliman.com

COMPLETE HIGHLIGHTS

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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.

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EXTERIOR PHOTOS

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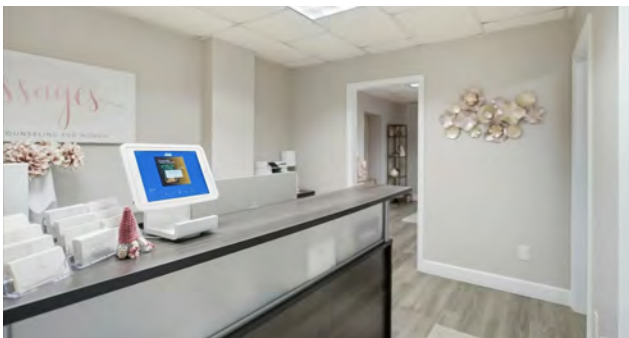
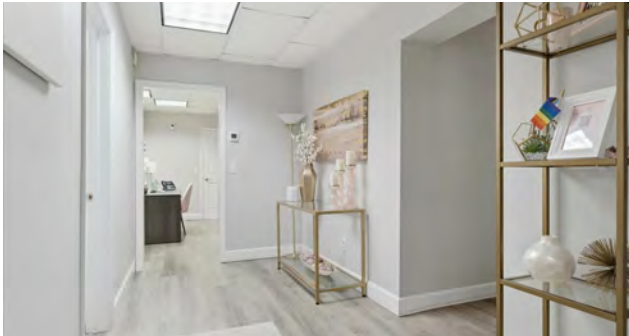
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INTERIOR PHOTOS

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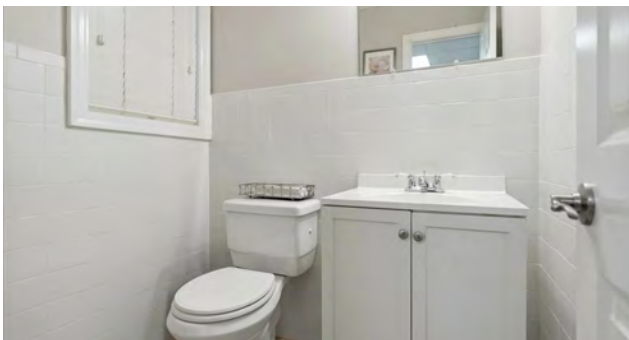
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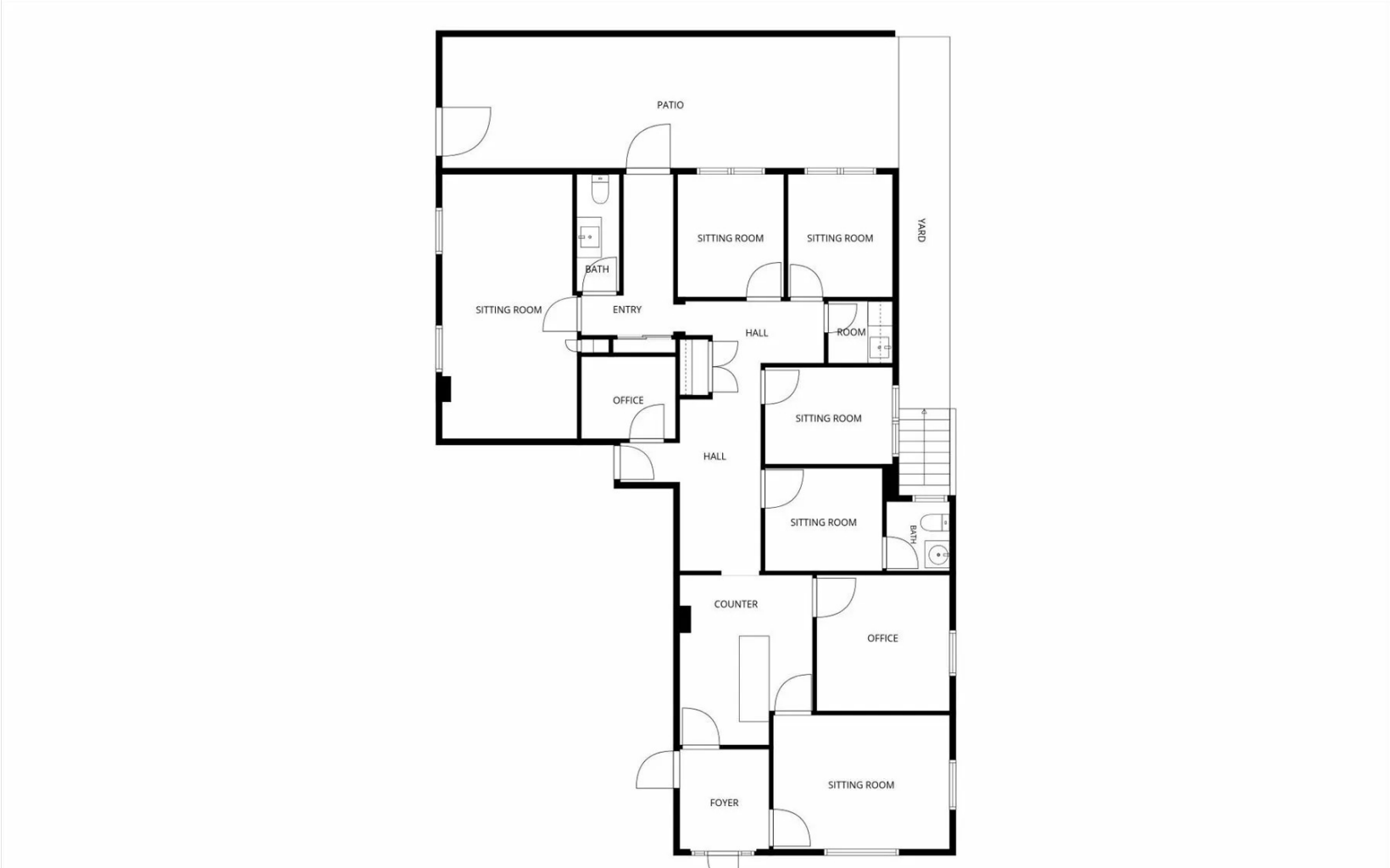
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FLOOR PLAN

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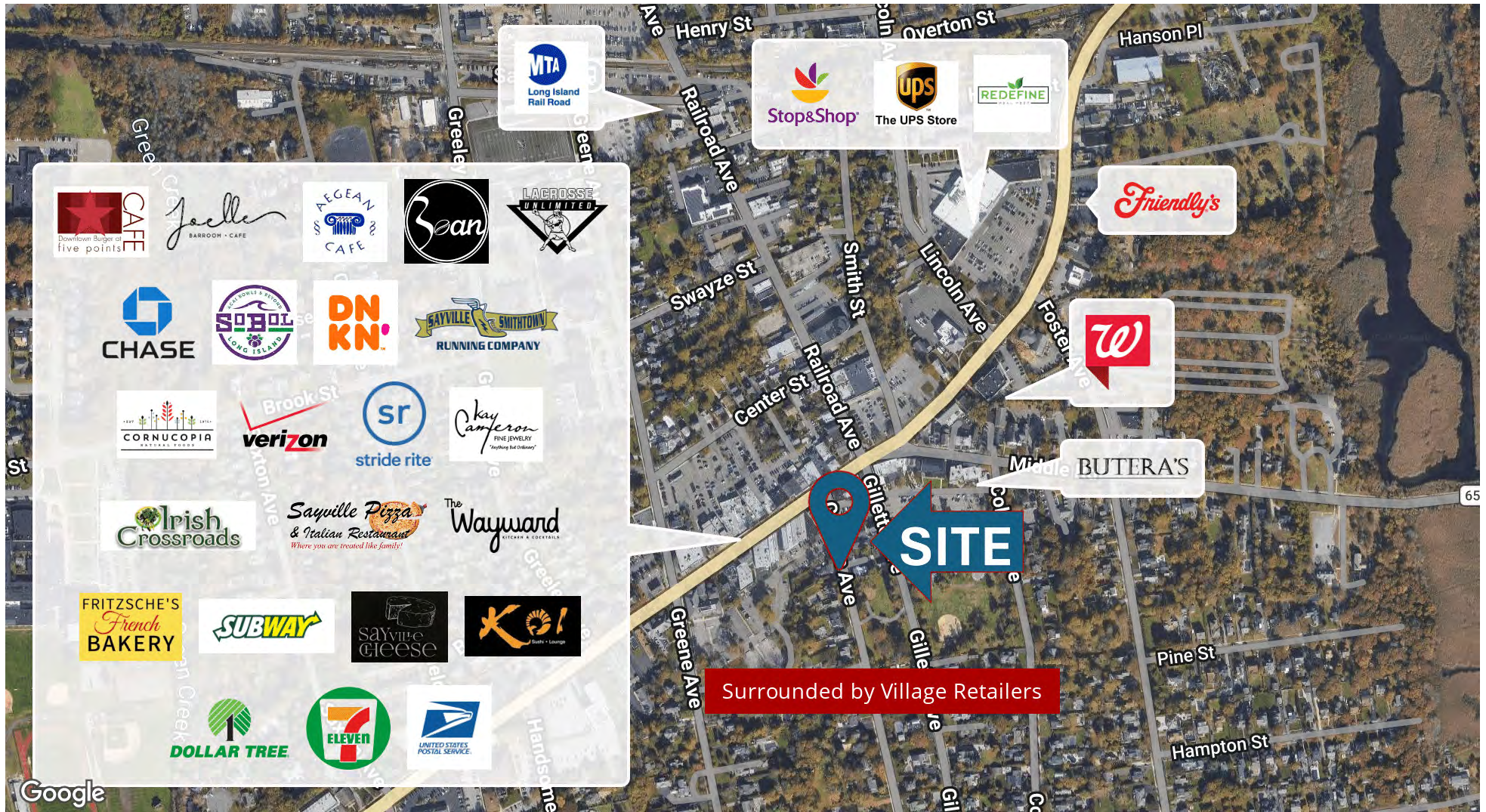
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RETAIL MAP

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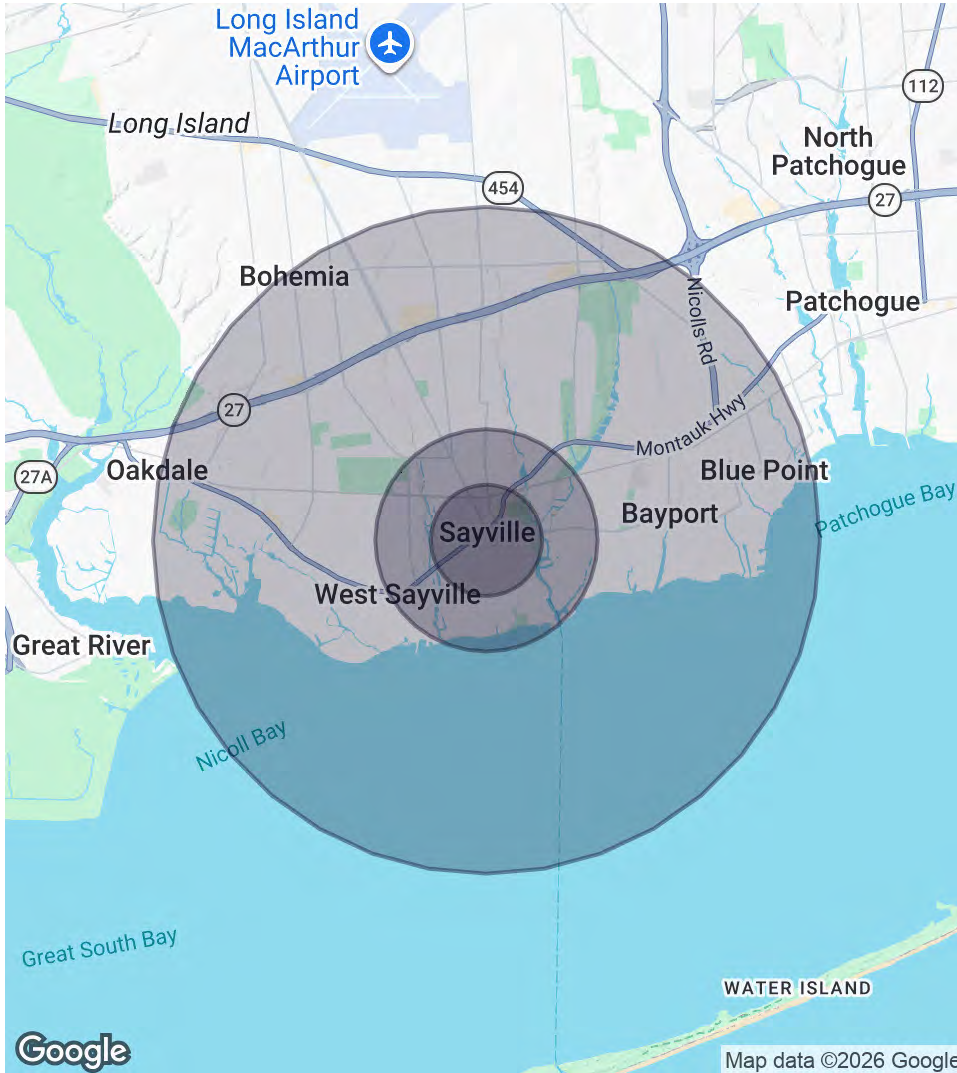
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DEMOGRAPHICS MAP & REPORT

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+)
-

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