

For Sale or Lease | Garden-Level Medical Suites 250 Patchogue Yaphank Rd, Patchogue, NY

Now Also Available for Lease



Unit 11 Size: 874 sf ±

Sale Price: \$ 140,000.00

Lease Price: \$ 30.00 PSF Gross

Taxes: \$ 5,502.95 / year ±

- Four Private offices with en-suite bathroom
- Two dedicated storage closets

Unit 15 Size: 2,736 sf ±

Sale Price: \$ 550,000.00

Lease Price: \$ 30.00 PSF Gross

Taxes: \$ 16,524.60 / year ±

- Six fully equipped exam rooms, each with a private washroom (seven bathrooms total)
- Expansive reception and waiting area to accommodate patients comfortably
- Two private offices for physicians or administrative use
- Dedicated medical testing area and staff lunchroom for seamless operations
- Generous storage space throughout to support daily practice needs
- With its prime location, modern layout, and ample amenities, this condominium offers an ideal setting for healthcare providers seeking a turnkey medical facility close to one of NY's premier hospitals.

Just steps from NYU Langone Hospital, these garden-level medical condominium units deliver an exceptional combination of convenience, functionality, and comfort. Thoughtfully designed for a busy medical practice

Units may be purchased together or separately

METRO
REALTY SERVICES LLC

201 Moreland Road, Ste 4, Hauppauge, NY 11788

(631) 770-0700 ~ info@metrorealtyservices.com

www.metrorealtyservices.com

Exclusive Agent:

Mark Pawlitschek

Licensed Associate Real Estate Broker

Direct: (631) 770-0700

Cell: [\(631\) 921-8527](tel:6319218527)

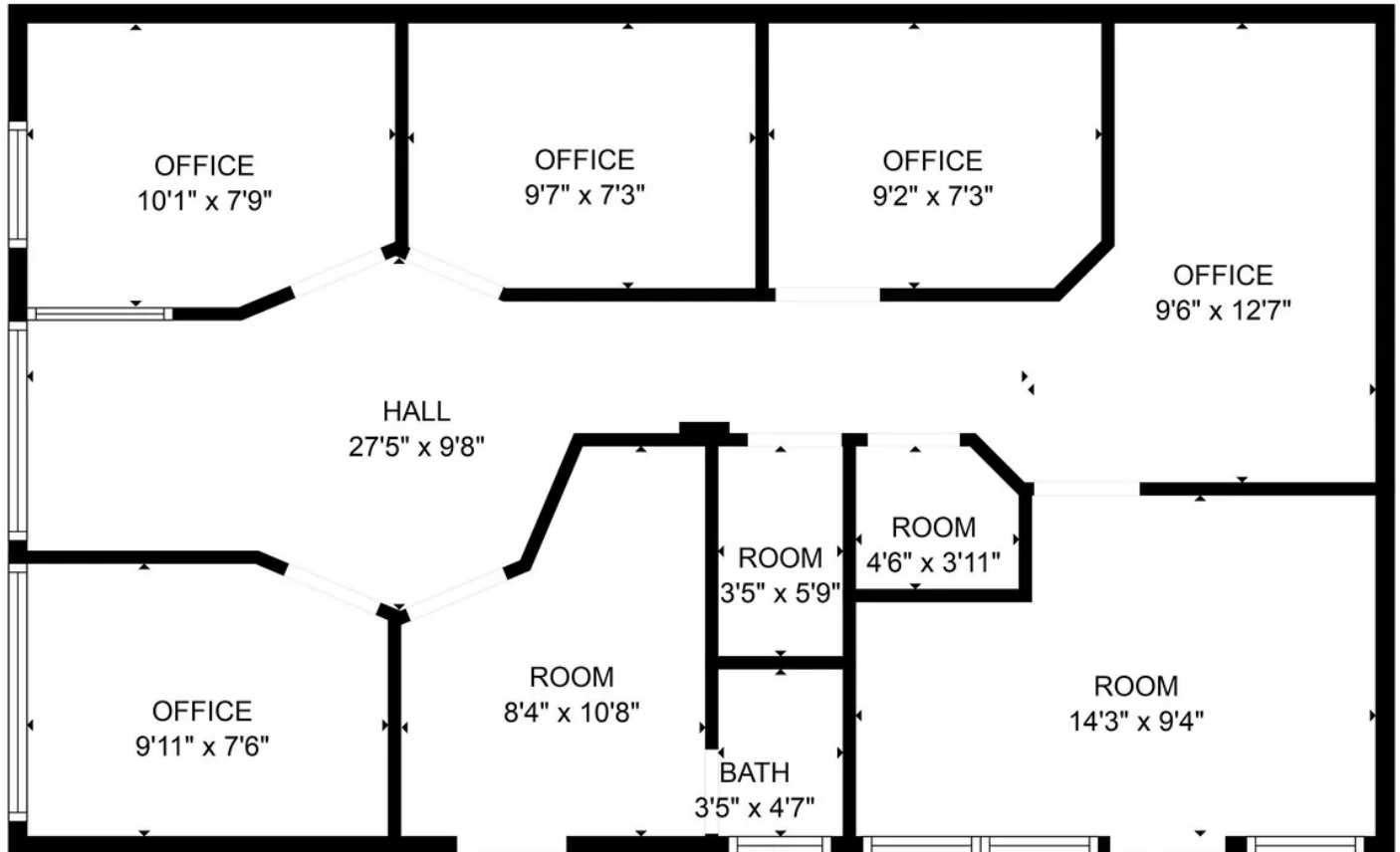
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Modified: 6/15/2026

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UNIT 11 (874 sf) FLOOR PLAN



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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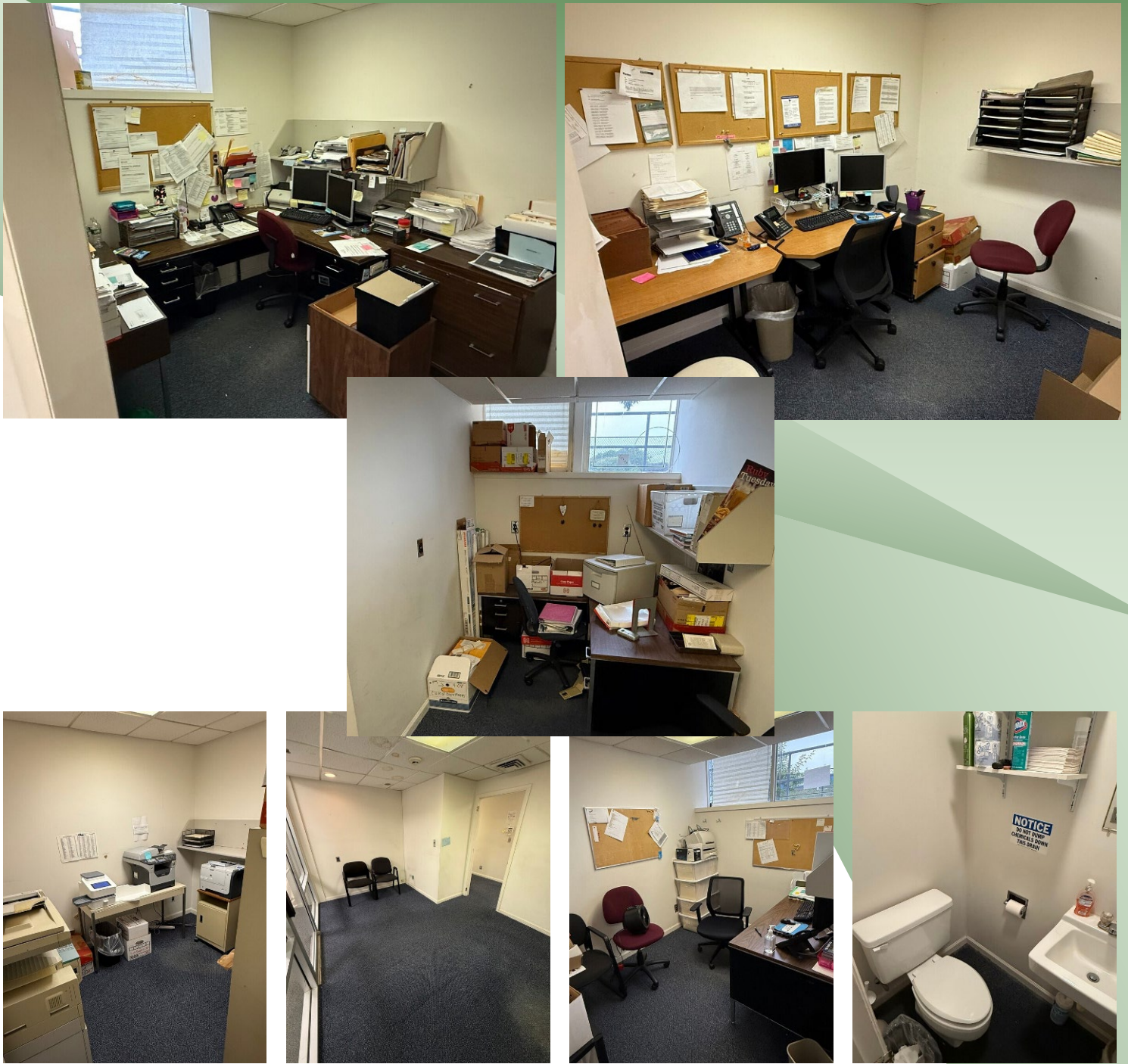
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UNIT 11 (874 sf) PHOTOS



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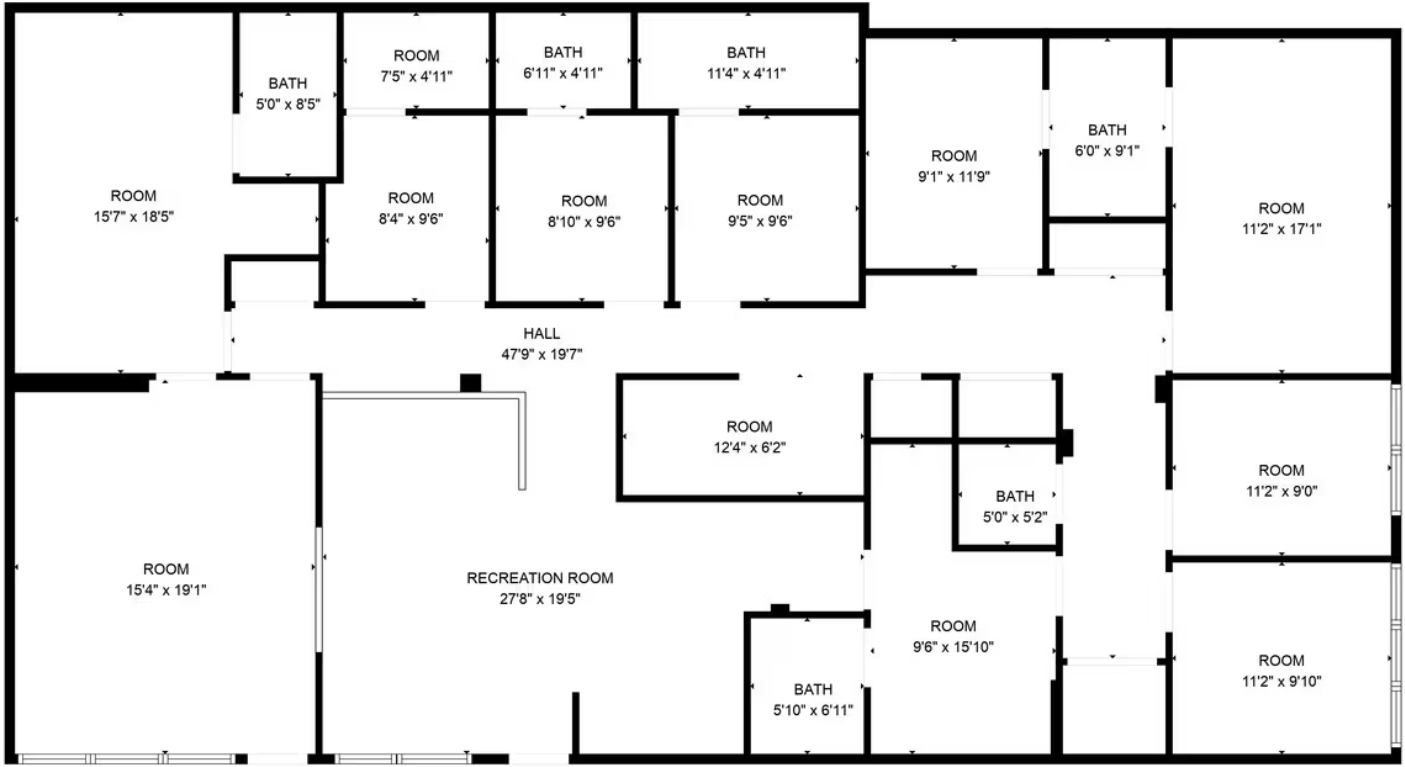
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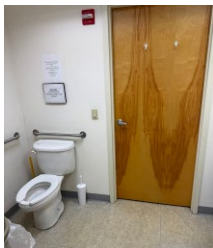
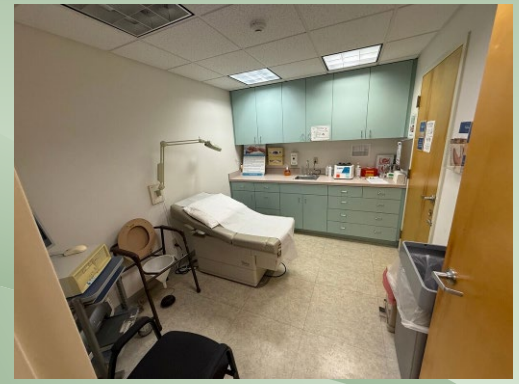
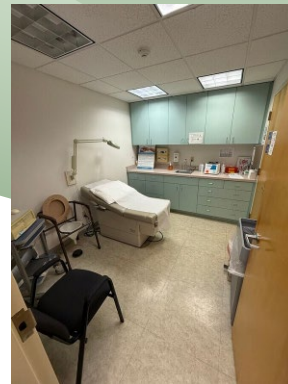
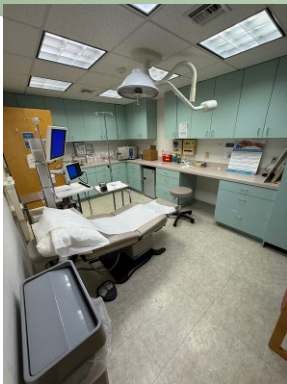
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