

208 Old Yaphank Road

Coram, NY 11727 · Town of Brookhaven

\$895,000

ASKING PRICE



EXTERIOR & FENCED YARD



MAIN LEVEL



FULL BASEMENT

OPTION ONE · OWNER-USER

A rare storage building for the trades

Assessor records classify the property as **449 — Other Storage, Warehouse & Distribution Facilities**, originally built in 1960, well before current zoning. A clear-span building with a full basement and nearly two acres of land is difficult to replicate anywhere in Brookhaven.

- Clear-span floor plate — no interior columns
- 12' clear ceiling height at the sidewalls, 19' clear at the center ridge
- Full basement doubles usable space
- Finished office and full bathroom already in place
- Fenced yard for equipment, trailers and material
- Suited to contractors, landscapers, trades and service businesses

OPTION TWO · DEVELOPER

Residentially zoned land in a built-out market

The parcel sits in the Town of Brookhaven's **A-1 Residence District**, which permits single-family detached dwellings. Buyers should confirm yield, setbacks and Health Department requirements directly with the Town and Suffolk County.

- ±1.73 acres (±75,480 SF) of residentially zoned land
- A-1 Residence — single-family permitted use
- Frontage and existing driveway access on Old Yaphank Road
- Existing building can remain in use during planning and approvals
- Immediately off Middle Country Road (NY-25)

PROPERTY SUMMARY

Ground Floor	±2,100 SF	Year Built	1960
Full Basement	±2,100 SF	Zoning	A-1 Residence
Total Building Area	±4,200 SF	Tax Classification	449 — Storage / Warehouse
Building Dimensions	35'-8" × 58'-11"	Loading	Man-door access; no OH door
Lot Size	±1.73 Acres	Utilities	Electric
Ceiling Height	12' to 19'	Sewer	Septic
Basement Height	8'	Real Estate Taxes	\$10,961.78
Construction	Masonry / CMU	Environmental	Phase I (7/2026) — No RECs
Yard	Partially fenced, off-street parking		

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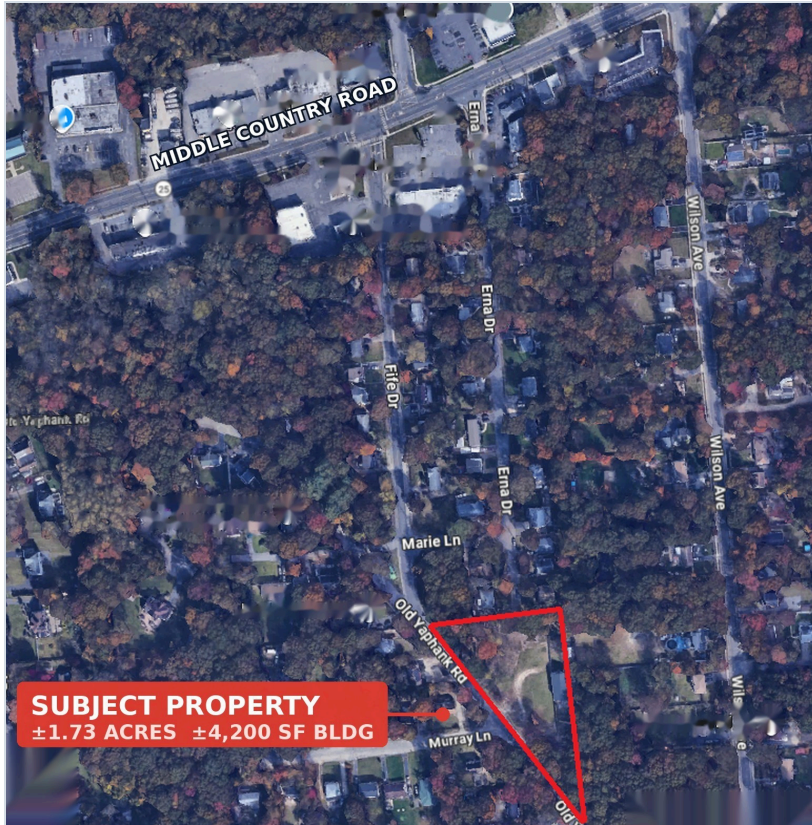
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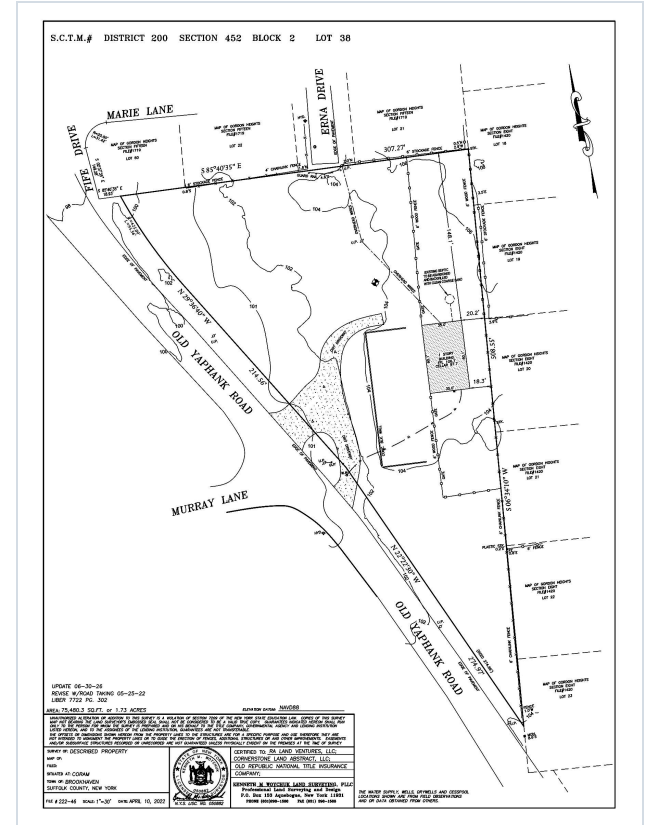
Aerial & Survey

\$895,000 · ±4,200 SF · ±1.73 ACRES

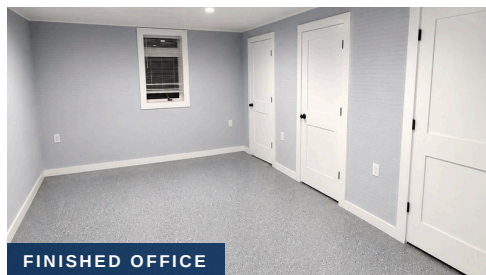
AERIAL — SUBJECT PROPERTY OUTLINED



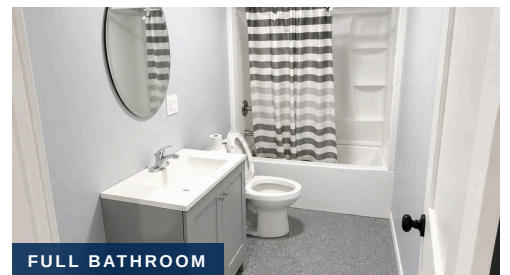
SURVEY — EXISTING CONDITIONS



FENCED YARD



FINISHED OFFICE



FULL BATHROOM

Note on use and occupancy. The Assessor carries the property under tax classification 449 — Other Storage, Warehouse and Distribution Facilities, originally constructed 1960. A Certificate of Occupancy search returned no certificate on file for the original building; the Town has advised a Certificate of Existing Use will be issued upon request. Survey by Kenneth M. Woychuk Land Surveying, PLLC (File 222-46). A Phase I Environmental Site Assessment prepared to ASTM E1527-21 (Merritt Environmental Consulting Corp., July 2026) identified no Recognized Environmental Conditions, no de minimis conditions and no Controlled or Historical RECs; that report was prepared for the sole use of its commissioning party and is available to a purchaser only subject to the consultant's written reliance. Asbestos, lead-based paint and radon were expressly outside its scope. Property boundary shown on the aerial is approximate and for illustration only. All areas, dimensions, boundaries and permitted uses to be independently verified by purchaser.

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