

# 156 North Ocean Avenue

Patchogue, New York 11772

APPROX. 2,925 SQ. FT.

PLUS FINISHED CREATIVE SPACE

PROFESSIONAL / LIVE-WORK OPPORTUNITY



## Property Highlights

- 7 private offices
- Waiting / reception area
- Sensory gym / therapy area
- Conference room
- Kitchen / break room
- Finished creative studio
- Finished basement + storage
- Wood floors throughout
- 17-space private parking lot
- New heat-pump HVAC
- New windows & blinds
- Excellent highway access

### 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

**\$929,900**

NEGOTIABLE

# 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.



Private driveway with access to rear parking area



Rear / side elevation and parking approach

## Ideal Uses

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

# 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

# Creative Space, Sunroom, Storage and Parking



## Finished Creative Studio / Flexible Space

Finished additional space provides a flexible setting for a creative studio, production area, private office, 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. + finished creative 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

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NEGOTIABLE

# 156 North Ocean Avenue - Layout Overview

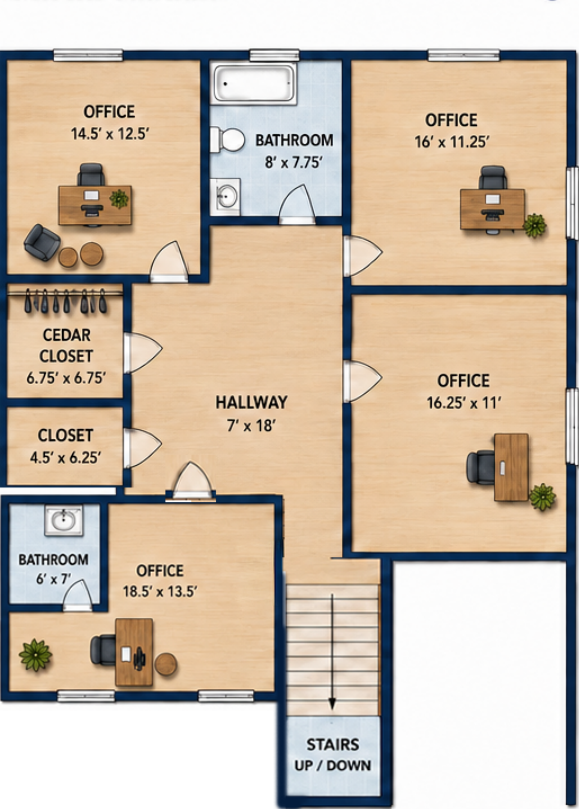
## 156 North Ocean Avenue – 1st Floor

Front / North Ocean Avenue at Top



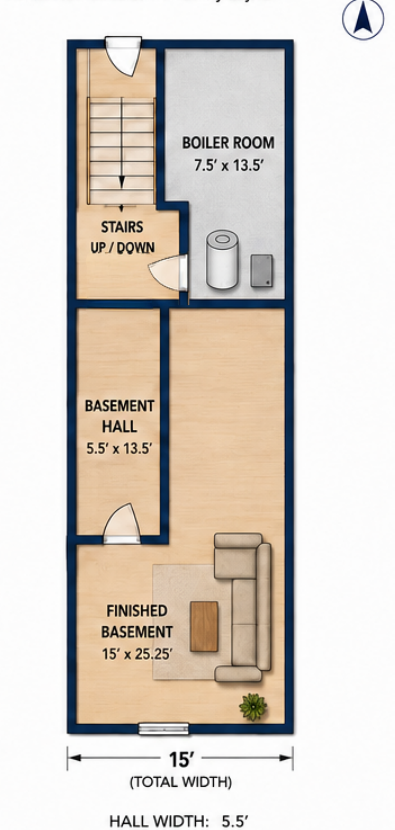
## 156 North Ocean Avenue – 2nd Floor

Revised Cedar Closet Location



## 156 North Ocean Avenue – Basement

Connected Circulation / Utility Layout



First floor, second floor and basement layouts