



3250 SUNRISE HIGHWAY EAST ISLIP, NY

COMMERCIAL SPACE WITH CONSTANT HIGH-TRAFFIC VISIBILITY

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Positioned at the Center of Daily Traffic, Retail Synergy & Community Demand

Strategically located along Sunrise Highway (Route 27), this property sits in the heart of one of East Islip's most active commercial corridors—surrounded by national retailers, essential services, and consistent consumer traffic.

This is not just a location—it's a built-in customer pipeline. Surrounded by a well-established shopping center ecosystem, this corridor benefits from repeat visits, cross-shopping behavior, and strong brand co-tenancy.



It's Not As
Simple As
Making It To
NEXT STEPS
COUNSELOR

IF YOU DON'T FALL
HOW ARE
YOU
GOING TO KNOW



Currently configured as a medical facility / professional office, the property is designed for efficiency and operational flow, reducing the need for costly build-outs. It's a working asset with the infrastructure, zoning, and layout to support immediate use and long-term adaptability.

Perfect for Medical/healthcare Operators, Professional Offices (legal, financial, insurance), and service-based businesses seeking a turnkey setup. With BUS1 zoning, this property allows for a wide range of commercial uses—giving buyers the ability to adapt, reposition, or scale as market demands evolve.



LAND SIZE:

0.31 ACRES

CURRENT USE:

MEDICAL / OFFICE

BUILDING SIZE / LIVING SQ FT:

3,116 SQ FT

PARKING:

10 PARKING SPACES

ZONING:

BUS1

WATER:

PUBLIC

REAL ESTATE TAXES:

\$17,555 (2025-2026)



Stacey Ranzie, *Licensed Salesperson (631) 528-2667*



As a Long Island resident, I bring a deep understanding of the local real estate market to my role as a dedicated real estate agent with Team Musso at Realty Connect USA. Leveraging my background as a retired school counselor with a Bachelor of Arts from NYU and a Master of Science in Education with a specialization in counseling from Hofstra University, I am committed to guiding clients through the process of finding their dream homes with empathy and professionalism.

I take great pride in staying current and ahead of change, with ongoing and continuous professional development. I most recently earned a designation as a Certified Real Estate Consultant and a member of the Power Agent Program.

About the Broker



Peter Musso has over 20 years of experience in real estate investment, management, development, and brokerage. From being involved in Long Island's most notable transactions to managing over \$3B of multifamily/mixed-use assets nationally and internationally, he has done it all. His experience enables him to provide a well-rounded perspective in representing his clients. Notable assignments include: Sycamore Estates (18-Lot Subdivision: \$26M sell-out) / Precision Innovation Park (\$8.25M: 48-Acres by national developer yielding 500,000 SF of distribution and storage space) / The Villas at East View (exclusive broker for 100 Luxury Rental Community) plus over 50 other subdivisions throughout Long Island. His reach is beyond Long Island. He holds a BA from SUNY Albany, MS in Real Estate from CUNY Baruch, and is a member of the Advisory Board at CUNY Baruch's Real Estate Institute. He was born in Brooklyn, grew up on Long Island, and now lives on Long Island's north shore, where he spends time with his wife and three boys.



Paul Musso is synonymous with Long Island real estate. With over two decades of experience in residential, commercial, and investment real estate, Paul has built a career defined by record-breaking sales, impactful development projects, and a passion for educating fellow professionals. Today, he stands in a class of his own as the go-to expert and source of land for builders, investors, and homeowners. Notable assignments include: Sycamore Estates (18-Lot subdivision: \$26M sell-out) / Locust Cove (18-Condo Development) / The Loft (31-unit apartment building), Liberty Landing (59 Apartments) / Precision Innovation Park (\$8.25M: 48-Acres by national developer yielding 500,000 SF of distribution and storage space) / The Villas at East View (exclusive broker for 100 Luxury Rental Community), plus over 50 other subdivisions throughout Long Island. Having been featured in media outlets including The New York Times, The New York Real Estate Journal, Long Island Business News, Newsday, Paul continues to leave his mark as an industry leader. In the past, he was a coach for Daryl Davis Seminars, speaking to realtors throughout the country, served on the Realtors Political Action Committee, Long Island Builders' Institute Associate President, and participated in the Long Island Fight for Charity. He was born in Brooklyn, served in the United States Army, is a Lifetime Board Member of the Long Island Builders' Institute, a Director in the Smithtown Chamber of Commerce and enjoys spending time with his daughter.

“BUILDING RELATIONSHIPS FROM THE GROUND UP!”

