



**FOR SALE**  
**ASKING PRICE: \$1,400,000**  
**PRICE / SF (GROSS): \$225**

# 3 CROOKED HILL ROAD

Commack, NY 11725 | **Suffolk County**

NEWLY RENOVATED,  
2-STORY RETAIL  
BUILDING ON  
HALF-ACRE LOT

IDEAL FOR INVESTORS  
OR USERS



**RIPCO**  
INVESTMENT SALES

## INVESTMENT HIGHLIGHTS

#1

### **Ideal 'Owner-User' Opportunity**

- Newly renovated interiors on ground and lower levels
- Primed for office or medical conversion

#2

### **Situated just off Commack Road**

A heavily trafficked corridor with +78,000 annual average daily traffic (AADT)

#3

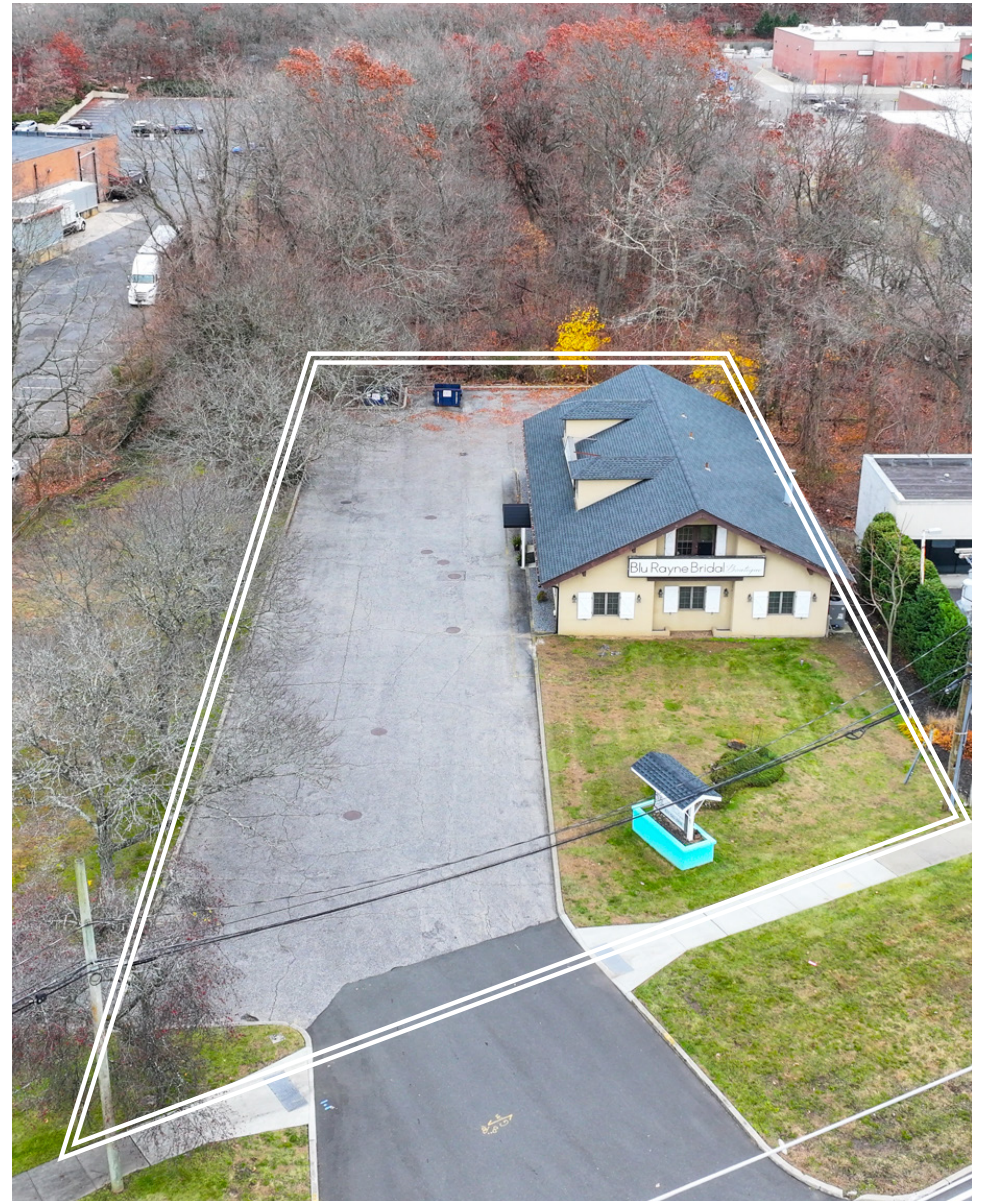
### **Half-Acre Lot Presents a Potential Redevelopment Opportunity**

#4

Nestled between the **North Shore Farms Shopping Center** and Crooked Hill Commons featuring **Kohl's, Walmart, and The Home Depot**

#5

**Easily accessible via Commack Road and the Vanderbilt Motor Parkway, located 0.25 mi north**



## PROPERTY OVERVIEW



### PROPERTY SUMMARY

#### THE OFFERING

Asking Price	\$1,400,000
Building SF (Gross)	6,200 SF (approx.)
Building SF (Above Grade)	3,100 SF (approx.)
Price Per SF	\$225

#### PROPERTY INFORMATION

Neighborhood	Commack, NY
County	Suffolk
Section	173
Block	1
Lot	35.2
Lot Dimensions	100' x 250' Irregular (approx.)
Lot SF	26,136 SF (approx.)

#### ZONING INFORMATION

Zoning	Shopping Center Business (SCB)
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#### TAX INFORMATION

Total Property Taxes (23/24)	\$23,738
Property Class	421

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# RETAIL MAP



**3 CROOKED HILL ROAD  
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# PROPERTY PHOTOS



3 CROOKED HILL ROAD  
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# PROPERTY PHOTOS



# CONTACT EXCLUSIVE AGENTS

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