

For Sale or Lease | Garden-Level Medical Condo 250 Patchogue Yaphank Rd Unit 15, Patchogue, NY

Sale Price Reduced



Unit 15 Size: 2,736 sf ±
Sale Price: ~~\$ 550,000.00~~ **\$490,000.00**
Lease Price: \$ 30.00 PSF NET
Taxes: \$ 16,524.60 / year ±

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

- 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.

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)

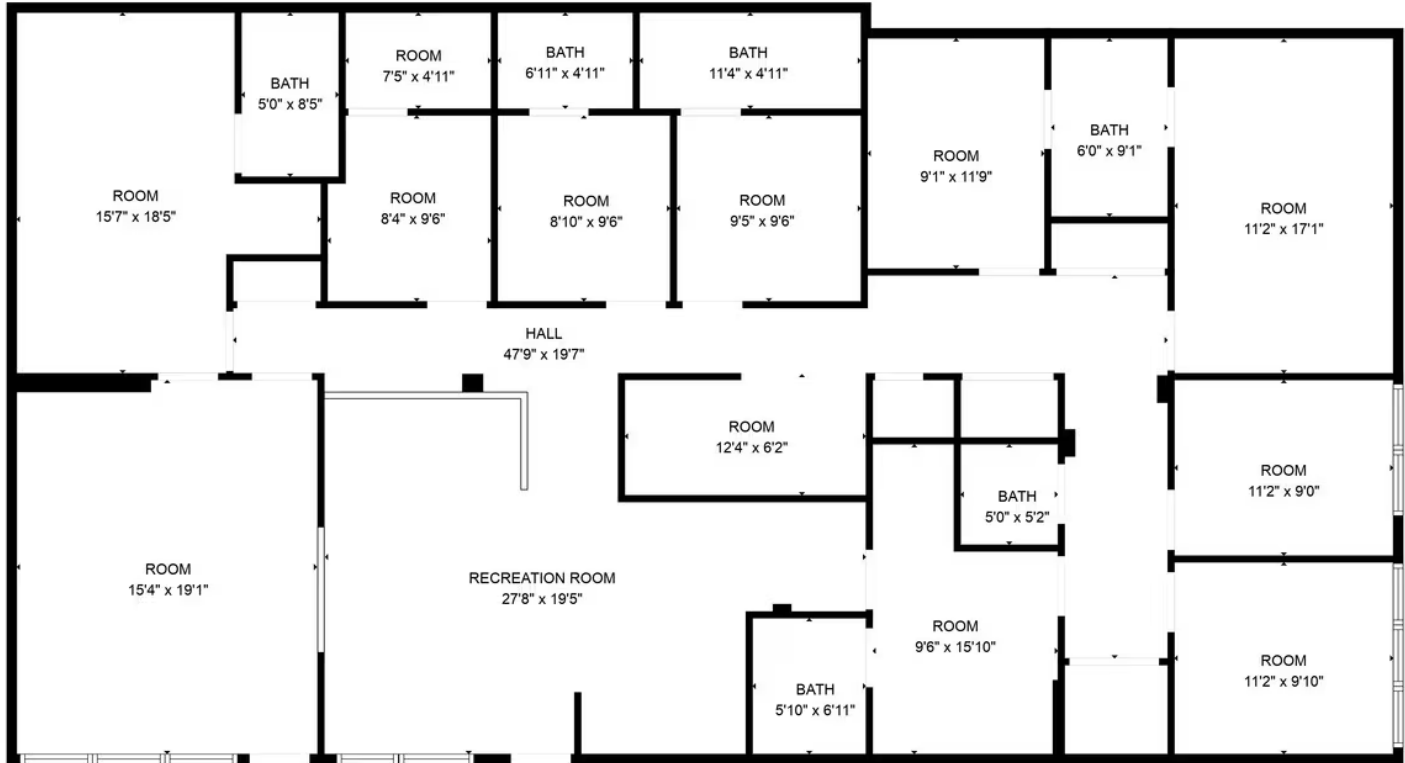
mfp@metrorealtyservices.com

Modified: 10/1/2026

All information submitted is subject to errors, omissions, change of price or rental, change of other terms and conditions, prior sale, lease, financing or withdrawal without notice. All areas and dimensions are approximate. This advertisement does not suggest that the broker has a listing on this property or properties or that any property is currently available.

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UNIT 15 (2,736 sf) FLOOR PLAN



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



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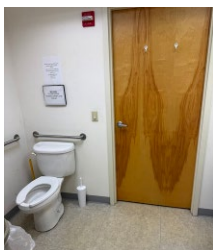
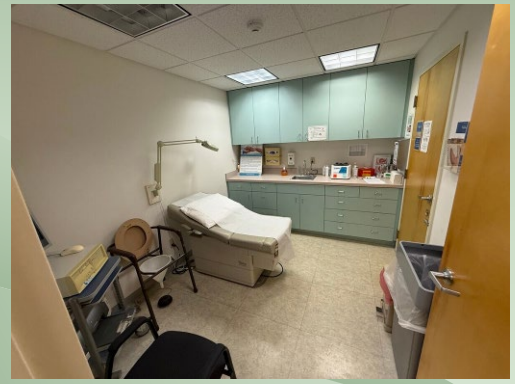
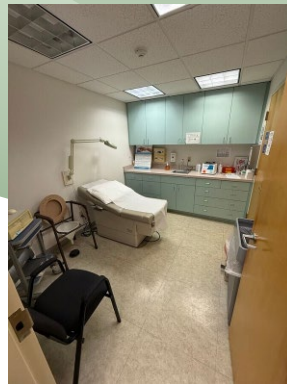
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UNIT 15 (2,736 sf) PHOTOS



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