

Now Leasing

Retail / Medical / Office Leasing Opportunity

**Brown
Harris
Stevens** **Bold
Honest
Smart**

357 Broadway, Amityville, New York 11701



Two Separate Spaces Available

**For Further
Information Contact
Exclusive Brokers:**

Joseph Trovato
Commercial Investment
Sales & Leasing
516.203.8119
Jtrovato@bhsusa.com

Anil Ergezer
Commercial Investment Sales
& Leasing
516.203.8111
Aergezer@bhsusa.com

585 Stewart Avenue, Suite 790, Garden City, New York
11530
Tel 516.203.8100 Fax 516.203.8199 Website
www.BHScommercial.com

The foregoing is based on information obtained by BHS and believed to be reliable but no guarantee is made to its accuracy. No guarantee whatsoever is made as to the timing, amount or certainty of any sales projections or investor returns, which will depend on market conditions, project expenses, sales prices and other variables not presently ascertainable.

Property Highlights

357 Broadway presents a rare opportunity to lease quality commercial space in the heart of Amityville's established Broadway corridor. The property offers two distinct and highly functional spaces suited for medical, service-oriented, and professional office users seeking visibility, accessibility, and long-term stability within a vibrant village setting.

The offering includes:

- **3,000 SF street-level commercial space** (formerly a pharmacy)
- **1,000 SF fully built-out second-floor office suite**

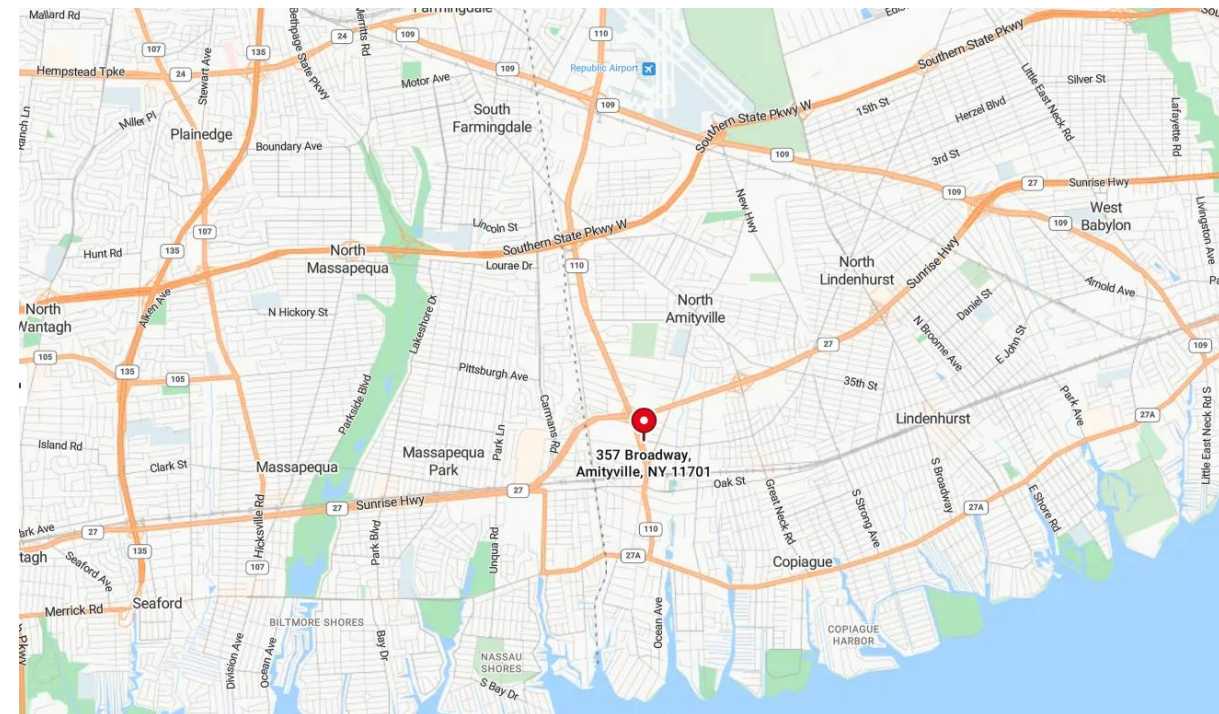
Situated along Broadway, the property benefits from strong pedestrian activity, surrounding neighborhood businesses, and convenient proximity to the Amityville LIRR station, Sunrise Highway, and Montauk Highway. The location provides access to both local clientele and regional consumers.

Ownership is seeking long-term tenants and is open to discussing build-out considerations for qualified users based on lease term and credit strength. Annual rental increases will be incorporated into lease structures to ensure stability and predictable growth.

This opportunity is ideally suited for medical operators, healthcare-related services, boutique retail, professional offices, and service-based businesses seeking to establish or expand within a strong Long Island village corridor.

Location Advantages:

- Prime frontage along Broadway in the heart of Amityville's walkable downtown corridor
- Strong pedestrian activity supported by surrounding residential density
- Minutes from the Long Island Rail Road Amityville Station, providing direct access to NYC
- Immediate access to Sunrise Highway (NY-27), enhancing regional connectivity



GROUND FLOOR SPACE

3,000 SF – Former Pharmacy

Asking Rent: \$27/SF + Utilities

The ground floor offers approximately 3,000 square feet of highly visible street-level commercial space along Broadway. Previously operated as a pharmacy, the layout provides an exceptional foundation for medical or healthcare-related uses, with existing infrastructure that may significantly reduce build-out costs for similar operators.

Highlights:

- Prominent street frontage with strong signage opportunity
- Excellent natural light and storefront visibility
- Former pharmacy configuration offering practical layout flexibility
- Ideal for medical, urgent care, physical therapy, dental, specialty retail, or service businesses
- Ownership open to build-out discussions for qualified long-term tenants

This space presents a compelling opportunity for operators seeking a visible, accessible location within a walkable downtown environment. Its prior use and layout create a distinct competitive advantage for healthcare or service-oriented tenants looking to minimize construction timelines and capital expenditures.

SECOND FLOOR SPACE

1,000 SF – Built-Out Professional Office

Asking Rent: \$26/SF + Utilities

The second-floor suite consists of approximately 1,000 square feet of fully finished, move-in-ready office space. The suite is thoughtfully built out and well-suited for professional users seeking a clean, functional environment with minimal upfront investment.

Highlights:

- Turnkey condition – immediate occupancy available
- Professionally built-out layout
- Ideal for attorneys, accountants, therapists, consultants, real estate professionals, and financial advisors
- Limited concessions anticipated due to move-in-ready condition
- Strong value proposition relative to surrounding office inventory

This suite offers an efficient and professional setting for businesses looking to establish or relocate within Amityville's central business district. Its ready-to-occupy condition allows tenants to begin operations quickly without construction delays.

