

For Sale

Prime Office Building

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

524 Hicksville Rd, Massapequa, NY 11758



**For Further Information Contact
Exclusive Broker:**

IRWIN RACHLIN

Sr. Associate Broker / Advisor

917.696.7195

irachlin@optonline.net

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Harris
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Honest
Smart**

Brown Harris Stevens Commercial Real Estate, LLC
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.

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PROPERTY HIGHLIGHTS

524 Hicksville Rd, Massapequa, NY 11758

LOCATION:

524 Hicksville Rd
Massapequa, NY 11758

Section 52, Block 204, Lot 61

PLOT SIZE:

11,370 square feet (0.261 acres)

BUILDING SIZE:

± 4,188 square feet
on 2 floors + storage basement

BUILDING DESCRIPTION:

- Fully built-out space
- Full HVAC
- Gas back-up generator
- Hot water – gas
- 4 bathrooms
- Usable basement
- Roof & HVAC ± 5 years old
- Outside area with BBQ & tables
- Sprinklered landscaping
- Central station building alarm
- 200 amps ±
- Walk to LIRR + bus

PARKING:

- 16 spaces in building lot
- Adjacent free municipal lot with over 50 car parking

REAL ESTATE TAXES:

\$36,694

PURCHASE PRICE:

Upon Request

COMMENTS:

This property is situated just a few blocks from, Sunrise Highway where you'll find the LIRR Massapequa Station, Major Banks, Chase etc. Retailers, Medical offices, Gardens OB/GYN, Block sports Chiropractic & Physical therapy, Cohens Children's Northwell Pediatrics, City MD Massapequa, Walgreens, the US Post Service. Tutor Time etc.

The N80 Bus stops at the corner at New York Ave & Hicksville Rd.

Other Buses for the area are: N19, N19X & N54

A short walk to other main streets, like Broadway & Central Ave with more major retailer like CVS, Northwell Health, Massapequa Public Library & Lots of shopping & Eats.

Great area.



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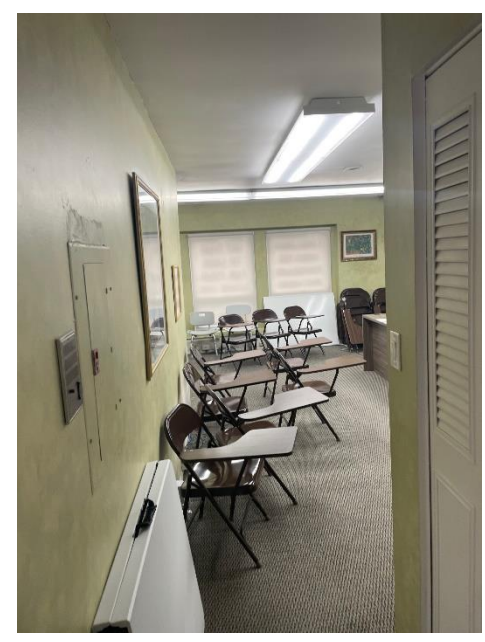
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PROPERTY PHOTOS

524 Hicksville Rd, Massapequa, NY 11758



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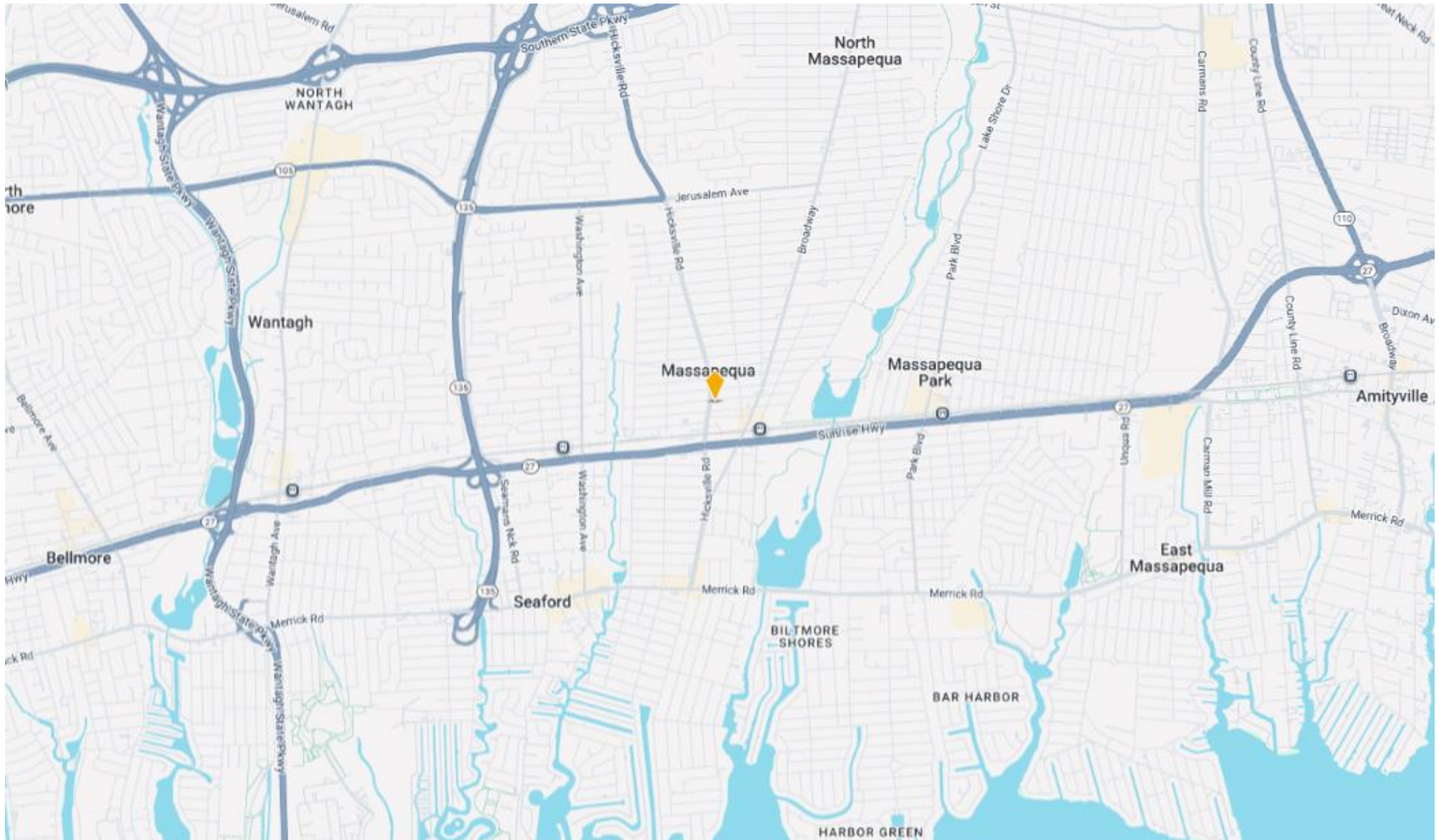


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