

CUSHMAN & WAKEFIELD EXCLUSIVE LISTING



CUSHMAN &
WAKEFIELD

LONG ISLAND
INVESTMENT SALES TEAM

79 W OLD COUNTRY ROAD

HICKSVILLE, NY



FOR SALE | SINGLE-TENANT OFFICE / COMMUNITY FACILITY ASSET
CORNER SITE WITH APPROXIMATELY 20 PARKING SPACES AND FUTURE OPTIONALITY

EXECUTIVE SUMMARY

**ASKING PRICE:
\$750,000**

\$328 / SF ABOVE GRADE

As exclusive agent, Cushman & Wakefield is pleased to offer for sale 79 West Old Country Road, a fully occupied single-tenant office and community facility asset at the southeast corner of West Old Country Road and Frevert Place in Hicksville, New York. The sale is being conducted by a court-appointed receiver.

The Property contains approximately 2,284 square feet above grade, plus approximately 800 square feet of basement storage, on a 0.21-acre corner site with approximately 20 surface parking spaces. The building is leased to Hicksville Teenage Youth Council, Inc., operating as the Hicksville Boys & Girls Club, through January 2028 under a modified gross lease.

The offering combines current contractual income with long-term flexibility. Contract rent is below the current market rent, creating potential future mark-to-market or owner-user value, subject to the existing lease, renewal rights, leasing costs, capital requirements and market conditions.



ASSET OVERVIEW

Section / Block / Lot	46 / 262 / 80
Property Type	Single-Tenant Office
Above Grade Building SF	±2,284 SF
Below-Grade Storage	±800 SF
Lot Size	±8,999 SF / ±0.21 Acres
Parking	±20 Surface Spaces
Year Built	1923
Zoning	General Business (GB)
Real Estate Taxes	\$23,566 (\$10.32 / SF)

FINANCIAL SUMMARY

Occupancy	100%
Lease Commencement	February 1, 2023
Lease Expiration	January 31, 2028
Renewal Option	Yes, Tenant has 60 days before end of lease to exercise option
Lease Type	Modified Gross
Annual Rent Increase	2.00%
Contractual Annual Rent (Current Term)	\$49,359
Contractual Rent / SF (Current Term)	\$21.61

INVESTMENT HIGHLIGHTS



01 FULLY OCCUPIED SINGLE-TENANT ASSET

- Entire building is leased to Hicksville Teenage Youth Council, Inc., operating as the Hicksville Boys & Girls Club
- Current lease term ends January 31, 2028
- Contractual base rent includes 2.0% annual increases



02 CORNER SITE WITH SUBSTANTIAL PARKING

- Approximately 20 surface parking spaces support office and community facility uses
- Approximately 100 feet of frontage along West Old Country Road and 90 feet along Frevert Place
- Two open curb cuts provide direct site access



03 FLEXIBLE OFFICE AND STORAGE CONFIGURATION

- Approximately 2,284 square feet above grade across the first and partial second floors
- Approximately 800 square feet of below-grade storage is not included in above-grade GBA
- Existing layout includes activity, meeting and administrative space



04 FUTURE MARK-TO-MARKET AND OWNER-USER OPTIONALITY

- Potential future paths include renewal, re-leasing or owner occupancy, subject to lease terms and market conditions
- Central Hicksville location offers access to Old Country Road, Broadway / Route 107 and the LIRR





Activity Room



Meeting Room



Admin Office



Admin Office

99 Newbridge - 189-Unit Development

Transit-oriented residential development with ground-floor retail, located steps from the Hicksville LIRR station.

Hicksville
LIRR Station



Cornerstone Hicksville - 106-Unit Development

Planned four-story transit-oriented development with residential units and ground-floor commercial space near the Hicksville LIRR station.



\$200M Transformation | The Shops on Broadway

Planned transformation of Broadway Commons into a modern open-air shopping, dining and entertainment destination. Key Town approvals were secured in August 2026, positioning the project to potentially break ground as early as 2027.

West Cherry Street - 20-Unit Development

Three-story, transit-oriented apartment building located at 33-37 West Cherry Street.



Broadway

W Old Country Road

LOCAL AREA MAP



LOCATION & DEMOGRAPHICS

HICKSVILLE, NY

Hicksville is a centrally located Nassau County community anchored by strong roadway access, an established commercial base and the Hicksville Long Island Rail Road station. The Property is positioned on the Old Country Road corridor near Broadway / Route 107, providing convenient access to surrounding communities and regional employment centers.

The corner parcel fronts both West Old Country Road and Frevert Place and benefits from approximately 20 surface parking spaces and two open curb cuts. The location supports continued office / community facility use while preserving longer-term owner-user and re-leasing optionality.

LONG ISLAND, NY

Long Island is one of the most populous and economically diverse regions in the United States, extending from the New York City boroughs of Brooklyn and Queens through Nassau and Suffolk County to Montauk. The region is supported by premier transportation infrastructure, strong public-school systems, leading medical facilities, established employment centers, and a high quality of life.

Historically rooted in defense, manufacturing, and technology, Long Island has evolved into a diversified economy driven by healthcare, life sciences, logistics, education, professional services, and high-tech industries. As Manhattan and broader New York City housing costs remain elevated, Long Island continues to benefit from steady residential demand, offering relative value, strong community amenities, and access to both New York City and major Long Island employment centers.



LOCAL DEMOGRAPHICS

Metric	1 Mile	3 Miles	5 Miles
Population	19,146	164,607	345,650
Households (2025)	5,742	50,643	110,473
Average Household Income	\$161,788	\$175,683	\$173,167
Median Household Income	\$134,122	\$148,788	\$148,500
Median Home Value	\$711,214	\$715,324	\$724,892
Owner-Occupied Households	76%	85%	85%
Renter-Occupied Households	24%	15%	15%
Median Age	42	43	43

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FOR MORE INFORMATION, PLEASE CONTACT

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