

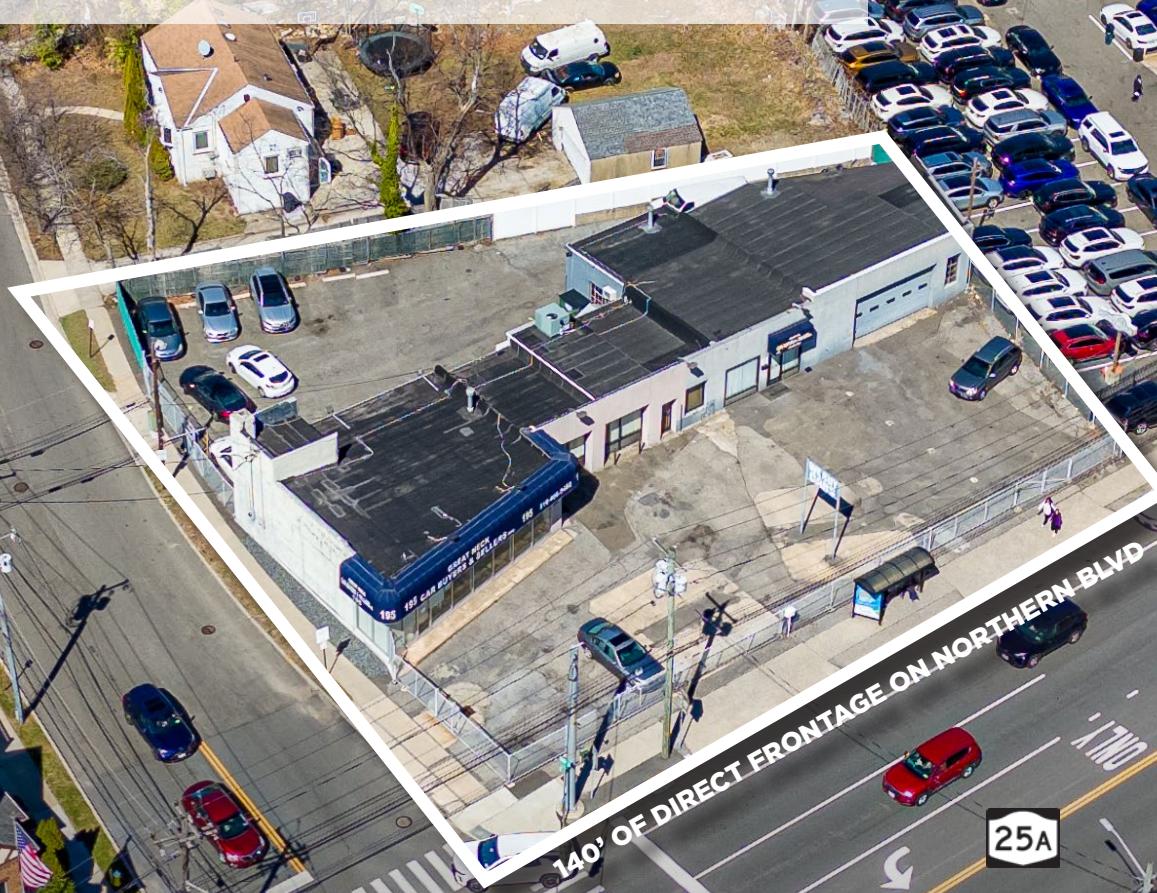
FOR SALE: 195 NORTHERN BLVD, GREAT NECK, NY

Auto End-User / Reposition Opportunity

±4,615 SF Retail Building | 17,001 SF Lot

Exceptional Northern Blvd Frontage

Delivered Vacant at Closing



140' OF DIRECT FRONTAGE ON NORTHERN BLVD



**CUSHMAN &
WAKEFIELD**

LONG ISLAND
INVESTMENT SALES TEAM

EXECUTIVE SUMMARY

~~ASKING PRICE: \$3,788,000~~

ASKING PRICE: \$3,488,000

The Offering

Cushman & Wakefield is pleased to exclusively offer for sale **195 Northern Boulevard** in **Great Neck, NY**. This $\pm 4,615$ SF automotive retail property, previously operated as an auto dealership, provides an excellent end-user opportunity in a highly desirable retail and commercial corridor. Situated on approximately 17,001 SF (0.39 acres) with 28 dedicated parking spaces, the property offers ideal visibility, prominent signage opportunities, and flexible Business A zoning, supporting various automotive and retail uses.

Located along Northern Boulevard, the property benefits from exceptional exposure to over 35,000 vehicles daily and easy access to affluent North Shore communities. For auto retailers, service providers, or repositioning investors, 195 Northern Boulevard offers immediate occupancy potential and strategic market presence along one of Long Island's busiest thoroughfares.

Investment Highlights

- Prime owner-user opportunity suited for automotive retail, showroom, or dealership use.
- Exceptional visibility and high traffic exposure on Northern Boulevard.
- Immediate occupancy potential with flexible repositioning options. (Business-A zoning)
- Convenient access to major routes, including the Long Island Expressway (I-495).
- Rare availability in Great Neck's prestigious retail corridor, ideal for business growth or redevelopment.



PROPERTY OVERVIEW

Property Information

Address:	195 Northern Blvd
	Great Neck, NY 11021
Municipality:	Town of North Hempstead
Section:	2
Block & Lot:	284 & 724
Lot Grouping:	724-730
Zoning:	Business A (B-A)
Lot Acreage:	0.39 Acres (approx.)
Lot SF:	17,001 SF (approx.)

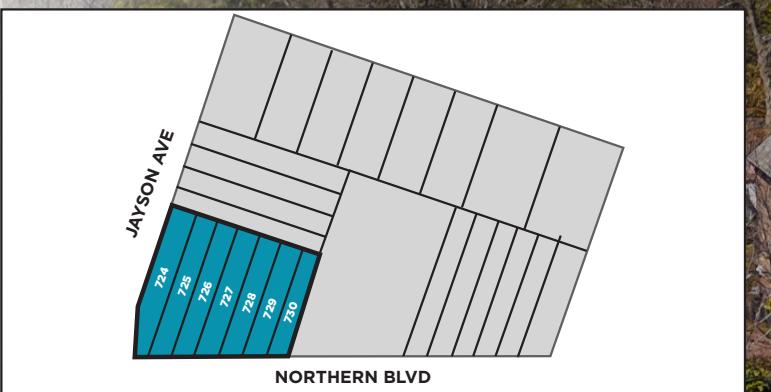
Building Information

Property Type:	Auto Sales, Used Car Lot
Year Built / Renovated:	1937
Stories:	1
Parking Spaces:	28
Above Grade Gross SF:	4,615 SF (approx.)
Total Gross SF:	4,615 SF (approx.)
Below Grade Gross SF:	- SF (approx.)

Tax Information (2025)

School Taxes:	\$22,795
General Taxes:	\$19,466
Total Taxes:	\$42,261
PPSF:	\$9.16

Tax Map





LOCATION OVERVIEW

Local Traffic Counts

Northern Boulevard:
29,000+ Vehicles / Day

Great Neck Road:
19,000+ Vehicles / Day

Long Island Expressway:
186,600+ Vehicles / Day

Middle Neck Road:
25,600+ Vehicles / Day

Lakeville Road:
14,700+ Vehicles / Day





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INVESTMENT SALES TEAM

195 NORTHERN BLVD, GREAT NECK, NY

FOR MORE INFORMATION, PLEASE CONTACT:

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