

FOR SALE | OWNER-USER / REDEVELOPMENT OPPORTUNITY

88 WOODBURY ROAD

Hicksville, New York 11801

ASKING PRICE

\$1,499,999



CURRENT PROPERTY - HIGH-VISIBILITY CORNER SITE

Prominent commercial property at Woodbury Road and Max Avenue in Hicksville. The property will be delivered vacant, creating an opportunity for an owner-user, investor or developer to reposition the site for a variety of commercial concepts, subject to all required approvals.

±0.27 AC

LOT SIZE

±11,827 SF

±1,305 SF

BUILDING

1 STORY

GB

ZONING

GENERAL BUSINESS

24,790 VPD*

TRAFFIC EXPOSURE WOODBURY RD

PROPERTY HIGHLIGHTS

- Highly visible corner location with frontage on Woodbury Road and Max Avenue
- Delivered vacant at closing
- Existing one-story commercial/service building with paved on-site parking
- Nearby Woodbury Road corridor traffic reported as high as 24,790 vehicles per day
- Approximately 0.7 mile to Hicksville LIRR Station
- Potential for multiple commercial concepts, subject to zoning and municipal approvals

JAGMEET (JT) BEDI

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ENVISION THE POTENTIAL



RESTAURANT / RETAIL CONCEPT

Conceptual rendering - for illustrative purposes only.



AUTOMOTIVE / SERVICE CONCEPT

Conceptual rendering - not an approved plan.



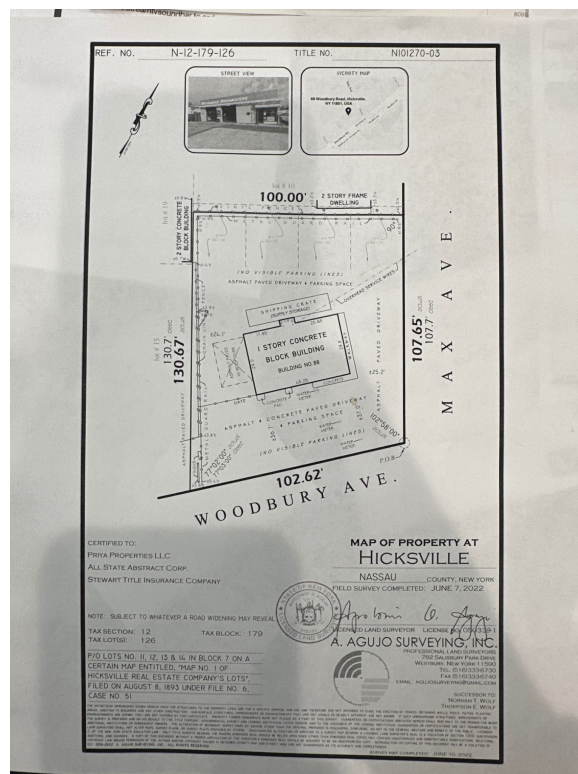
RESTAURANT SITE / PARKING CONCEPT

Conceptual rendering - not an approved plan.

Potential uses, site layout, parking, access and improvements are subject to zoning, permits and municipal approvals.



CURRENT OVERHEAD AERIAL



PROPERTY SURVEY

For reference only. Purchaser should independently verify all dimensions, zoning, uses, access and development requirements.