FOR SALE NEW ASKING PRICE \$1,750,000 PRICE PER SF \$318

# 46-48 HILLSIDE AVENUE

Williston Park, NY 11596 | Long Island



### SINGLE STORY RETAIL BUILDING DELIVERED VACANT 60 FEET OF FRONTAGE ALONG HILLSIDE AVENUE

RIPCO

### INVESTMENT HIGHLIGHTS



#### **DELIVERED VACANT** An ideal owner-user opportunity or for an investor to reposition asset



### FIRST SALE IN OVER 40 YEARS



- Adjacent to the East Willison LIRR
- Municipal parking across the street
- Centrally positioned between several major thoroughfares including the Long Island Expressway and Northern State Parkway

#### HIGHLY-FREQUENTED PEDESTRIAN LOCATION

Hillside Avenue serves as a highly frequented thoroughfare for eastwest traffic from Queens through East Williston, Long Island with high vehicle and foot traffic.





#### 46-48 HILLSIDE AVENUE FOR SALE

### PROPERTY OVERVIEW

**RIPCO REAL ESTATE** has been retained on an exclusive basis to arrange for the sale of **46-48 HILLSIDE AVENUE** — Williston Park, NY (the "Property").

The Property is improved by a 5,500 SF single story retail building with ~4,000 SF of lower-level space, perfect for storage and office use. The building has ~60 FT of frontage along Hillside Avenue, providing excellent visibility and branding for retailers and business operators. The Property has been occupied by the owner for the last 40 years and this marks the first time this building has been marketed for sale since conception.

The building will be delivered vacant at closing providing a great opportunity for a new owner to occupy the space or for an investor to reposition the asset. Hillside Avenue is home to a variety of businesses including established restaurants, neighborhood retailers, and national brands including Benjamin Moore and Santander Bank. The expansive frontage allows an investor to potentially subdivide the space into smaller units to attract a wide range of tenants and uses.

The Property is extremely accessible taking many benefits from its central location. It is well positioned within proximity to other major thoroughfares including Glen Cove Road, Jericho Turnpike, The Long Island Expressway, and the Northern State Parkway. Additionally, there is a large municipal parking lot located across the street available for shoppers and patrons, and the East Williston Long Island Railroad is located within a three minute walk to the Property.

For more information, or to schedule a property tour, please reach out to the exclusive brokers.

#### PROPERTY SUMMARY

#### THE OFFERING

| Address     | 46-48 Hillside Avenue<br>Village of Williston Park, NY 11596               |
|-------------|--|
| Location    | North side of Hillside Avenue between<br>Broad Street and Stratford Avenue |
| Section     | 9  |
| Block / Lot | 209 / 149  |

#### **PROPERTY INFORMATION**

| Gross Lot SF         | 5,580 SF (approx.) |
|----------------------|--------------------|
| Lot Dimensions       | 60' X 93'          |
| Stories              | 1                  |
| Building Dimensions  | 60′ X 93′          |
| Building SF          | 5,500 SF (approx.) |
| Below Grade Gross SF | 4,000 SF (approx.) |

#### ZONING INFORMATION

| Zoning                     | Business    |
|----------------------------|-------------|
| TAX INFORMATION            |             |
| School Taxes (2024)        | \$28,942.00 |
| General Taxes (2024)       | \$7,474.00  |
| Village Taxes (2024)       | \$5,240.00  |
| Annual Property Tax (2024) | \$41,656.00 |
| Tax Class                  | 4           |



### RETAIL MAP











### INTERIOR PHOTOS













### INTERIOR PHOTOS



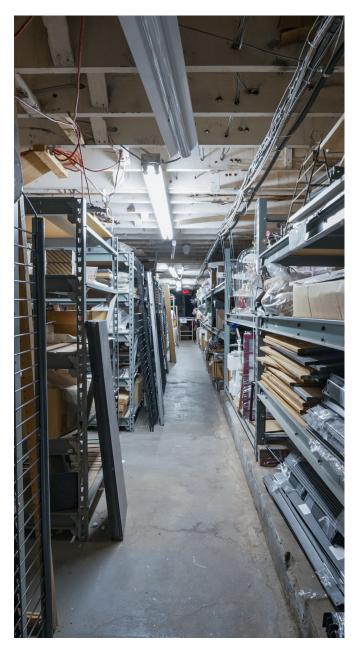


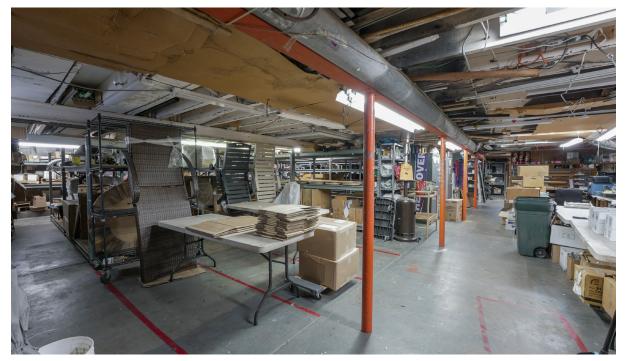






### BASEMENT PHOTOS









## CONTACT EXCLUSIVE AGENTS

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This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.