

46-48 HILLSIDE AVENUE

Williston Park, NY 11596 | Long Island

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



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

RIPCO
INVESTMENT SALES

INVESTMENT HIGHLIGHTS

#1

DELIVERED VACANT

An ideal owner-user opportunity or for an investor to reposition asset

#2

FIRST SALE IN OVER 40 YEARS

#3

ACCESSIBILITY & TRANSPORTATION

- 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

#4

HIGHLY-FREQUENTED PEDESTRIAN LOCATION

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



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 Village of Williston Park, NY 11596
Location	North side of Hillside Avenue between 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

**46-48 HILLSIDE AVENUE
FOR SALE**

RETAIL MAP



46-48 HILLSIDE AVENUE
FOR SALE

PROPERTY PHOTOS



46-48 HILLSIDE AVENUE
FOR SALE

INTERIOR PHOTOS



46-48 HILLSIDE AVENUE
FOR SALE

INTERIOR PHOTOS



46-48 HILLSIDE AVENUE
FOR SALE

BASEMENT PHOTOS



CONTACT EXCLUSIVE AGENTS

FOR SALE INQUIRIES:

STEPHEN R. PREUSS SR.
srp@ripcony.com
718.663.2639

CHRISTIAN ALLIMONOS
callimonos@ripcony.com
718.663.2651

ANDREAS EFTHYMIU
andreas@ripcony.com
718.663.2643

CHARLES SCHIRRMEISTER
charles@ripcony.com
718.663.2654

FOR FINANCING INQUIRIES:

ADAM HAKIM
ahakim@ripcony.com
646.290.2011

JAMES MURAD
jmurad@ripcony.com
646.290.2012