



**BERKSHIRE  
HATHAWAY**

LAFFEY  
INTERNATIONAL  
REALTY

COMMERCIAL SERVICES

OFFICE SPACE FOR LEASE

**445 NEW YORK AVE**  
**HUNTINGTON, NY**

ASKING NET RENT  
**\$38/SF**

UNIT SIZE  
**2,500 SF**

ZONING  
**C6**

PARKING  
**22 SPACES**

TRAFFIC COUNT  
**17,200 VPD**

## PROPERTY SUMMARY

Berkshire Hathaway Commercial Services is pleased to present a **prime leasing opportunity** at 445 New York Avenue in Huntington, NY.

Built in 1971 with a **full modern renovation in 2019**, this **2,500 SF space** is ideal for a wide range of **retail, office, or service-oriented uses**. The property benefits from **C6 zoning in the Town of Huntington**, allowing for multiple business opportunities, and features **22 dedicated parking spaces**; an invaluable asset in this high-traffic corridor.

Situated along busy **New York Avenue** with a traffic count of approximately **17,200 vehicles per day**, the site provides excellent visibility and exposure. **Current tenants include a photographer and a real estate agent**, making this a vibrant location with built-in traffic.

**Contact us today** to learn more about available configurations and schedule a tour of 445 New York Avenue.

**CLICK TO VIEW ON WEBSITE**



**CLICK HERE** TO VIEW AN AERIAL DRONE TOUR





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#### *Disclaimer*

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