

38 NORTHERN BLVD, GREAT NECK, NY

±8,600 SF MEDICAL/PROFESSIONAL OFFICE BUILDING

\$3,690,000

ASKING PRICE

±8,600 SF

3-STORY BUILDING

21

ON-SITE PARKING

100%

DELIVERED VACANT



EXECUTIVE OFFERING SUMMARY

Lin Pan Realty Group is pleased to exclusively present 38 Northern Blvd to investors/end-users with the opportunity to acquire a turn-key 3-story medical building, well-positioned and carefully maintained, with 8600 rentable square foot, situated on a 60' x 128' lot along Northern Blvd, one of Long Island's most prestigious commercial corridors in Great Neck, NY.

Built in 1986, the building has been occupied entirely by medical practice for over 35 years. Delivered 100% vacant, this property is ideally suited for medical owner-users, specialty health systems, or commercial real estate investors looking to capitalize on Great Neck's resilient medical submarket.

BUILDING & PROPERTY SPECIFICATIONS

Property Address:	38 Northern Blvd, Great Neck, NY 11021	Real Estate Taxes:	\$45,192 (CY 2025)
Building Area:	±8,600 SF (3-Story Office/Medical)	Tax Map Identification:	Section 2, Block 055, Lot 673
Lot Dimensions / Area:	60' x 128' (0.18 Acres)	On-Site Parking:	21 Spaces (2.44 / 1,000 SF ratio)
Electrical Service:	800 Amp Heavy-Duty Service	HVAC System:	2 Systems / 5-Zone Medical Redundancy
Roof System:	2-Yr Old Concrete & Rubber Top	Fire Protection:	Dual: Dry (Parking) & Wet (Interior)

OPERATING EXPENSE SCHEDULE

Operating Expenses:	Amount (annually):	PSF
Real Estate Tax	\$45,192	\$5.25
Insurance	\$13,500	\$1.57
Utilities (Gas & Electricity)	\$10,000	\$1.16
Elevator	\$8,000	\$0.93
HVAC	\$4,000	\$0.47
Sprinkler	\$3,500	\$0.41
Snow Removal	\$1,300	\$0.15
Total	\$85,300	\$9.92

READY-TO-GO CLINICAL INFRASTRUCTURE & SPECIFICATIONS

800A Electrical Capacity

Heavy 800 Amp electrical service engineered to support advanced medical imaging, X-ray, CT/MRI suites, and clinical machinery.

Medical-Grade Plumbing

Fully integrated clinical plumbing system with each examination and treatment room faucet-ready and sink-equipped for sanitation.

Dual HVAC Redundancy

2 independent HVAC systems featuring a 5-zone climate control configuration, providing vital medical climate redundancy.

Dual Sprinkler Systems

Comprehensive dual fire protection: Dry Sprinkler System protecting the covered parking area and Wet Sprinkler System for interior floors.

2-Year-Old Roof System

Upgraded high-performance concrete & rubber top roof system installed 2 years ago, ensuring long-term structural protection.

OTIS Elevator & Rear Entrance

Full OTIS passenger elevator, maintained by manufacturer, servicing all levels, complemented by a private back staircase ideal for physician access.

FACILITY PHOTO GALLERY



Patient Lobby & Waiting Suite



Faucet-Ready Treatment Room



Covered Ground-Level Parking (21 Spaces)

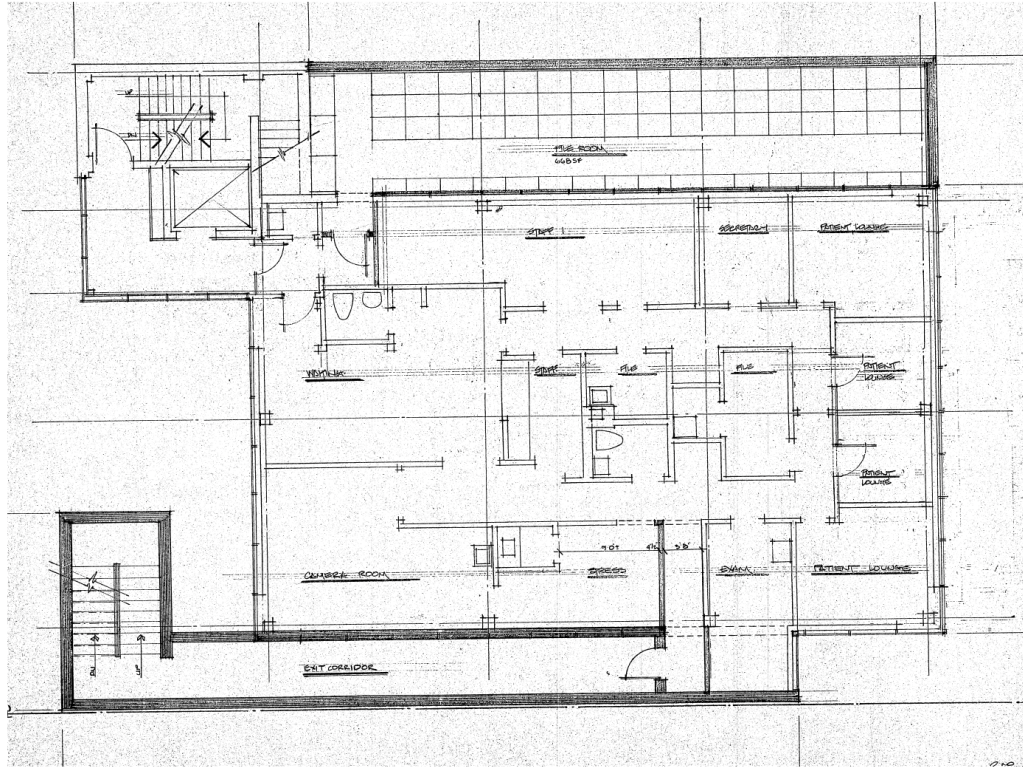


Redundant Rooftop HVAC & New Roof

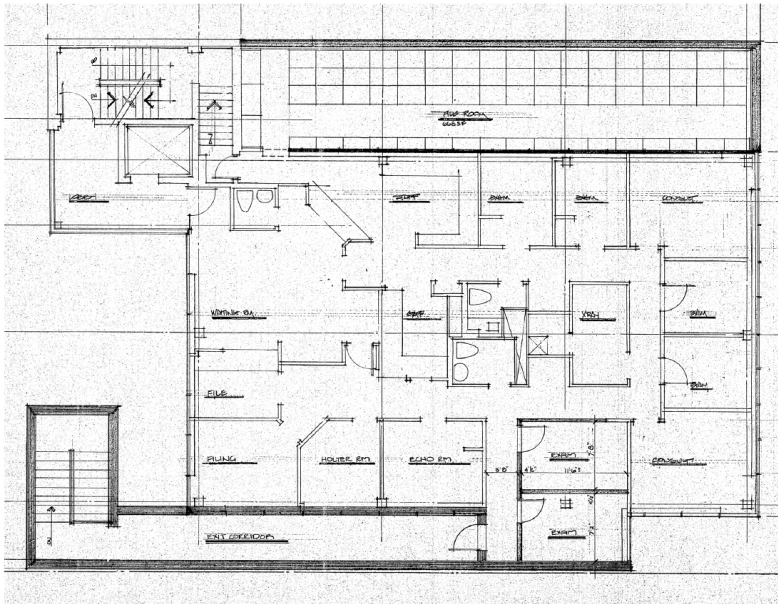
FOR MORE INFORMATION & PRIVATE SHOWINGS:
XING DEREK ZHENG | 917-902-3898 | derek@linpanrealty.com
5 Bond Street, Suite #201, Great Neck, NY 11021 | www.linpanrealty.com

FLOOR PLAN

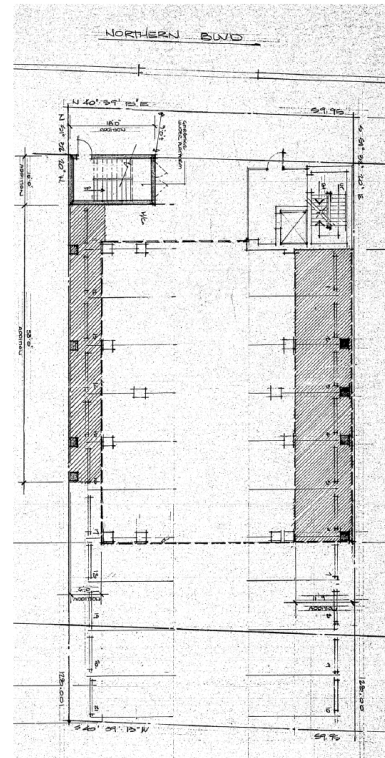
Floor Plan
2nd Floor



Floor Plan
3rd Floor

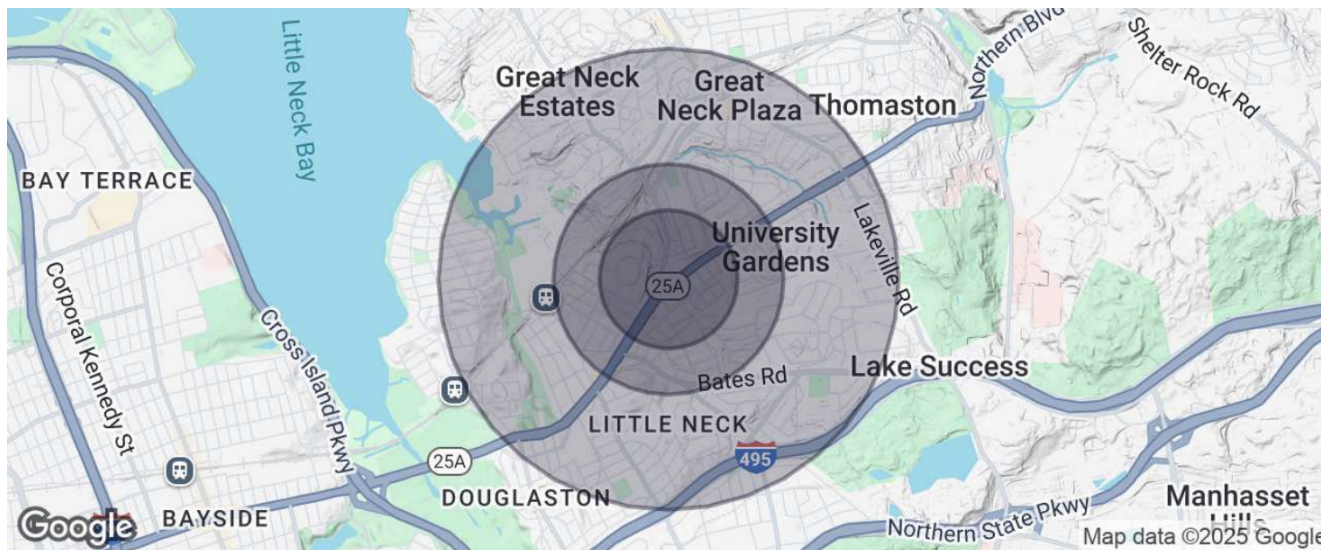


Extension and Parking



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LOCATION OVERVIEW



Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	2,152	6,583	26,628
Average Age	45	45	46
Average Age (Male)	43	43	44
Average Age (Female)	46	47	47

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	837	2,491	10,338
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$151,886	\$164,609	\$165,069
Average House Value	\$967,387	\$1,065,071	\$1,068,083



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