

# OFFERING MEMORANDUM

Medical/Professional Office Condo | 755 Park Avenue Huntington, NY 11743

**FOR SALE**



Commercial



# EXECUTIVE SUMMARY

## Medical/Professional Office Condo | 755 Park Avenue Huntington, NY 11743

<b>Total Building Size:</b>	25,412 SF	<b>Lot Size:</b>	1.9 Acres
<b>Available Unit Size:</b>	884 SF	<b>Parking:</b>	90 Spaces
<b>Traffic Counts:</b>	25,000 + Cars per day	<b>Zoning:</b>	C (Commercial)
<b>Annual Taxes:</b>	\$4,141.37	<b>Sale Price:</b>	\$339,000.00

*Low Common Charges- \$625.26 per month. For more information or to schedule an appointment, contact Exclusive Listing Agent, Mike Lightcap.*

### Property Overview

Excellent opportunity to acquire Suite 120, a turnkey medical or professional office condominium at 755 Park Avenue. This suite offers approximately 885 square feet within a one-story, 26,000+ square foot professional office building situated on a spacious 1.90-acre lot with ample on-site parking.

Positioned at the main entrance, Suite 120 is the first office at the entry, providing exceptional visibility and immediate presence for patients, clients, and visitors. The location benefits from more than 25,000 vehicles passing daily, ensuring strong exposure and accessibility. The building itself is well-maintained and professionally landscaped, reflecting the care and attention given to its upkeep, and offers an excellent setting for a wide range of medical or professional uses. Just minutes from Huntington Villager and Northwell Health's Huntington Hospital.

The office space features a large waiting area, welcoming reception area, multiple exam rooms/offices plus an executive office. Designed for functionality and comfort, the layout supports efficient operations while providing a professional environment for staff and visitors alike.

### Property Highlights

- Turnkey Medical/Professional Suite: Approximately 885 SF office condominium designed with waiting area, reception, exam rooms, and private executive office.
- Prime Location: Situated at 755 Park Avenue within a 26,000+ SF professional office building on 1.90 acres, with excellent visibility to over 25,000 vehicles daily.
- Ample Parking & Accessibility: Generous on-site parking and single-story layout provide convenient access for patients, clients, and staff.
- Well-Maintained Asset: Professionally landscaped and carefully managed building offering a strong impression and ready-to-use space for medical or professional practices.

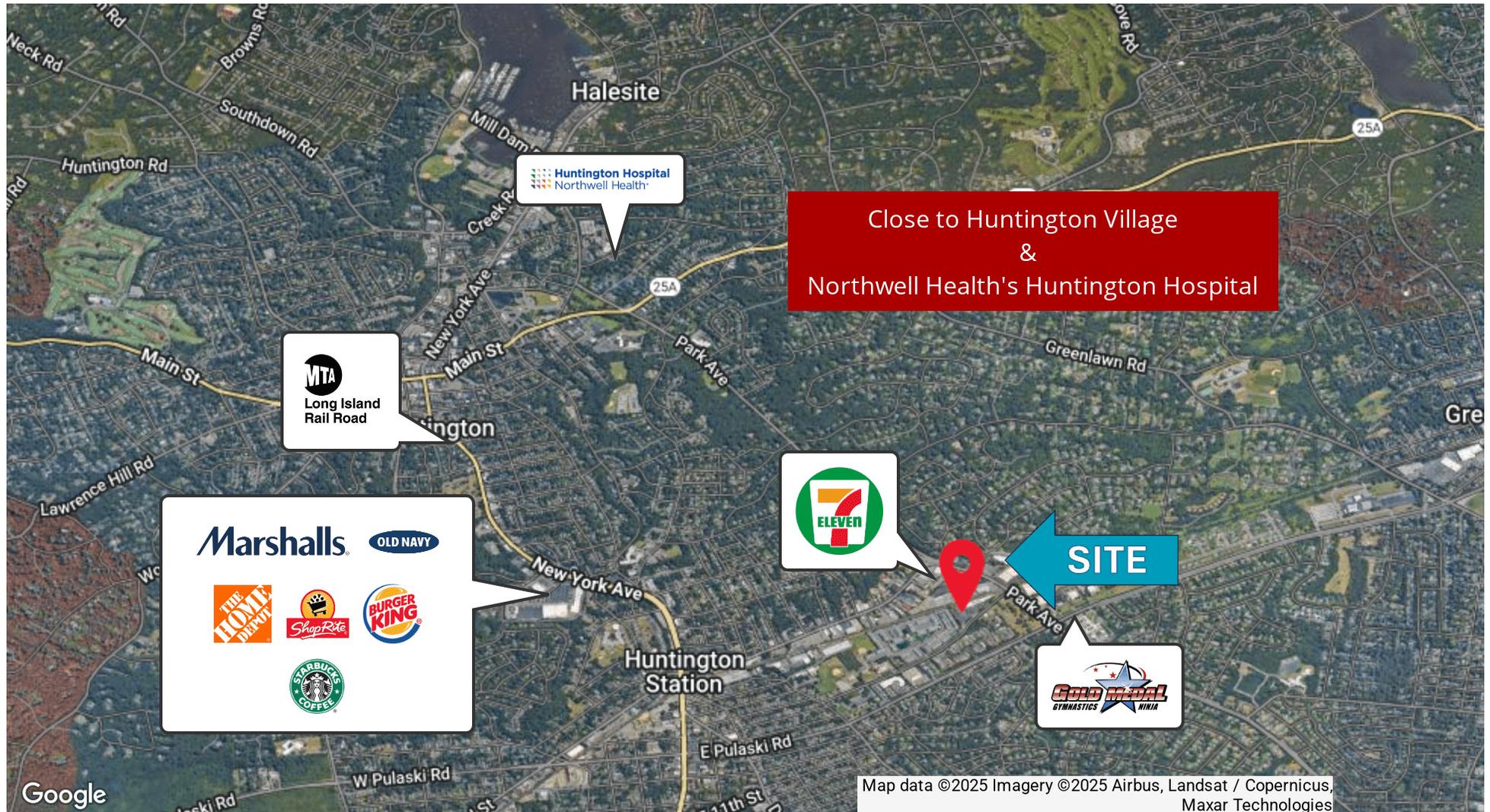
*Exclusively represented by:*

**Mike Lightcap**

Licensed Real Estate Salesperson  
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# RETAILER MAP

Medical/Professional Office Condo | 755 Park Avenue Huntington, NY 11743



Exclusively represented by:

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Licensed Real Estate Salesperson

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# ADDITIONAL PHOTOS

Medical/Professional Office Condo | 755 Park Avenue Huntington, NY 11743



Exclusively represented by:

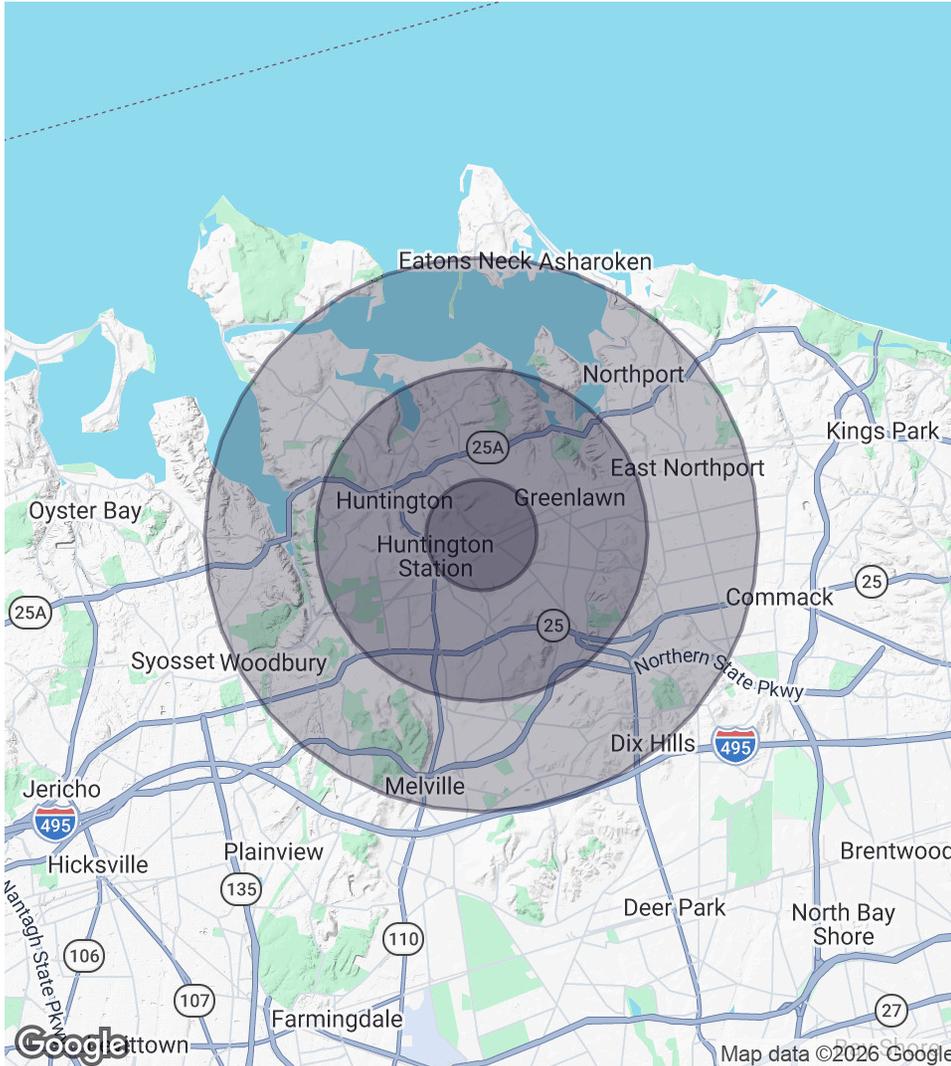
**Mike Lightcap**

Licensed Real Estate Salesperson

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# DEMOGRAPHICS MAP & REPORT

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## 1 Mile Radius

**Population**  
13,436  
**Households**  
4,213  
**Average HH Income**  
\$165,575

## 3 Miles Radius

**Population**  
91,781  
**Households**  
31,165  
**Average HH Income**  
\$189,031

## 5 Miles Radius

**Population**  
175,494  
**Households**  
60,274  
**Average HH Income**  
\$207,028

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## We Are Commercial Real Estate

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