

OFFERING MEMORANDUM

118 Jerusalem Ave | Hicksville, New York 11801

FOR SALE



Commercial



ellimancommercial.com

EXECUTIVE SUMMARY

118 Jerusalem Ave | Hicksville, New York 11801

Building Size:	4,790 SF	Lot Size:	0.17 Acres (7,434 SF)
# of Stories:	Two (2)	Parking:	Street + Private Driveway
# of Units:	Three (3)	Zoning:	HD-II
Annual Taxes:	\$27,051.00	Sale Price:	Price on Request

Property Overview

Explore the potential of this impressive 4,790 SF building located in the sought-after Hicksville area. Built in 1920, this property offers a prime investment opportunity with its versatile layout featuring 3 units, making it ideal for office or medical use. Zoned HD-II, it provides flexibility for a variety of commercial ventures and expansion possibilities. The strategic location offers visibility and accessibility for clients and employees. With a rich history and ample space for customization, this property presents a unique opportunity for a discerning investor seeking a prime commercial space in the heart of Hicksville.

Property Highlights

- 4,790 SF Freestanding Building on Highly Visible Corner
- Two-Story Building with Three-Units offers End User or Investment Opportunity
- Zoned Neighborhood Business in the Town of Oyster Bay
- Prime location close to Newbridge Road, Northern State and Wantagh Parkways, + the LIE.

Exclusively represented by:

Thomas Kelly

Licensed Real Estate Salesperson
631.576.5706 Email: thomas.kelly@elliman.com

ADDITIONAL PHOTOS

118 Jerusalem Ave | Hicksville, New York 11801



Ample Frontage with Private Driveway Parking for End User



Additional Entry on Side and in Rear



Corner Location wit Parking Available on W. Cherry Street

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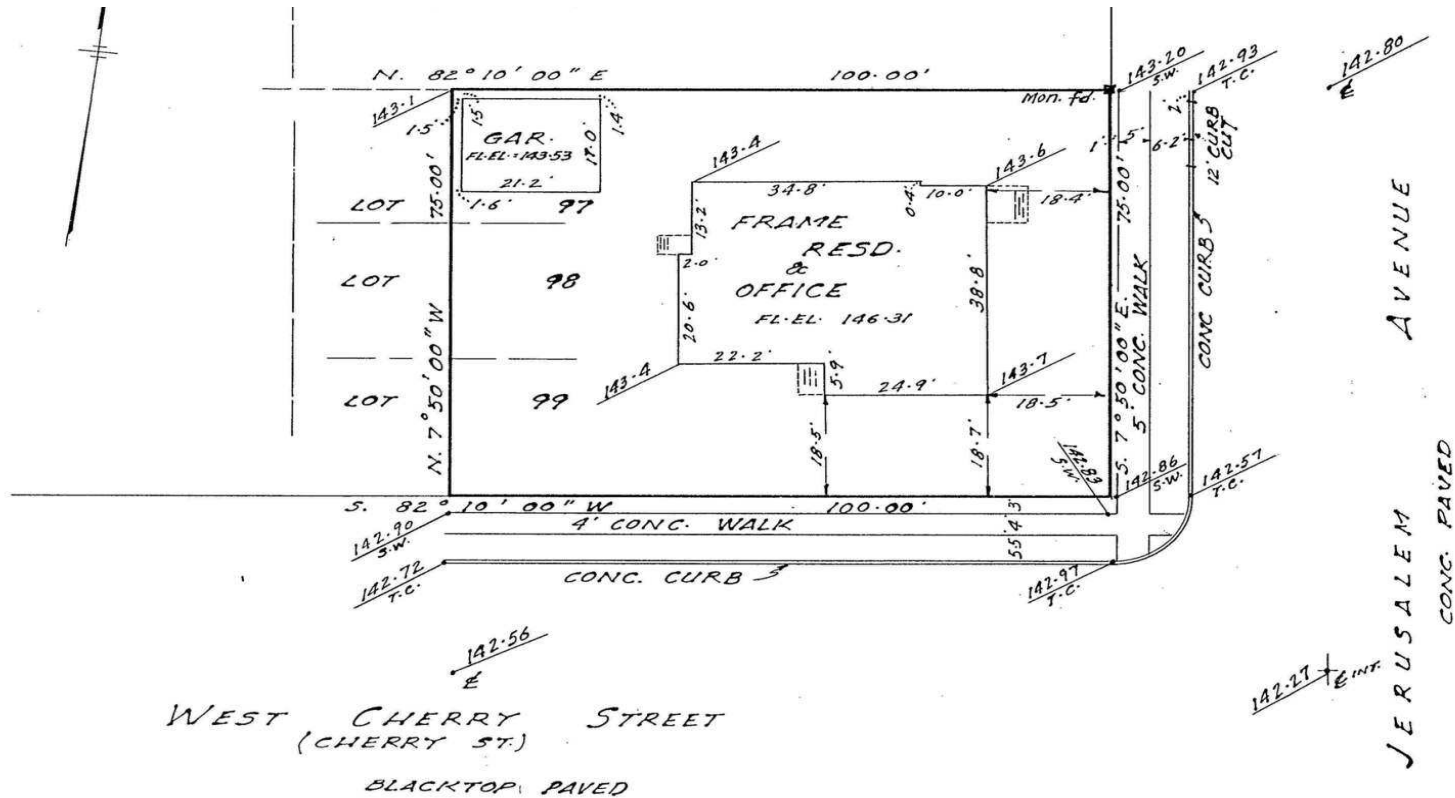
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PROPERTY SURVEY



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NOTE:

ELEVATIONS SHOWN ABOVE
NASSAU COUNTY DATUM

SECTION 11 BLOCK 288 LOT SCALE: 1" = 20'

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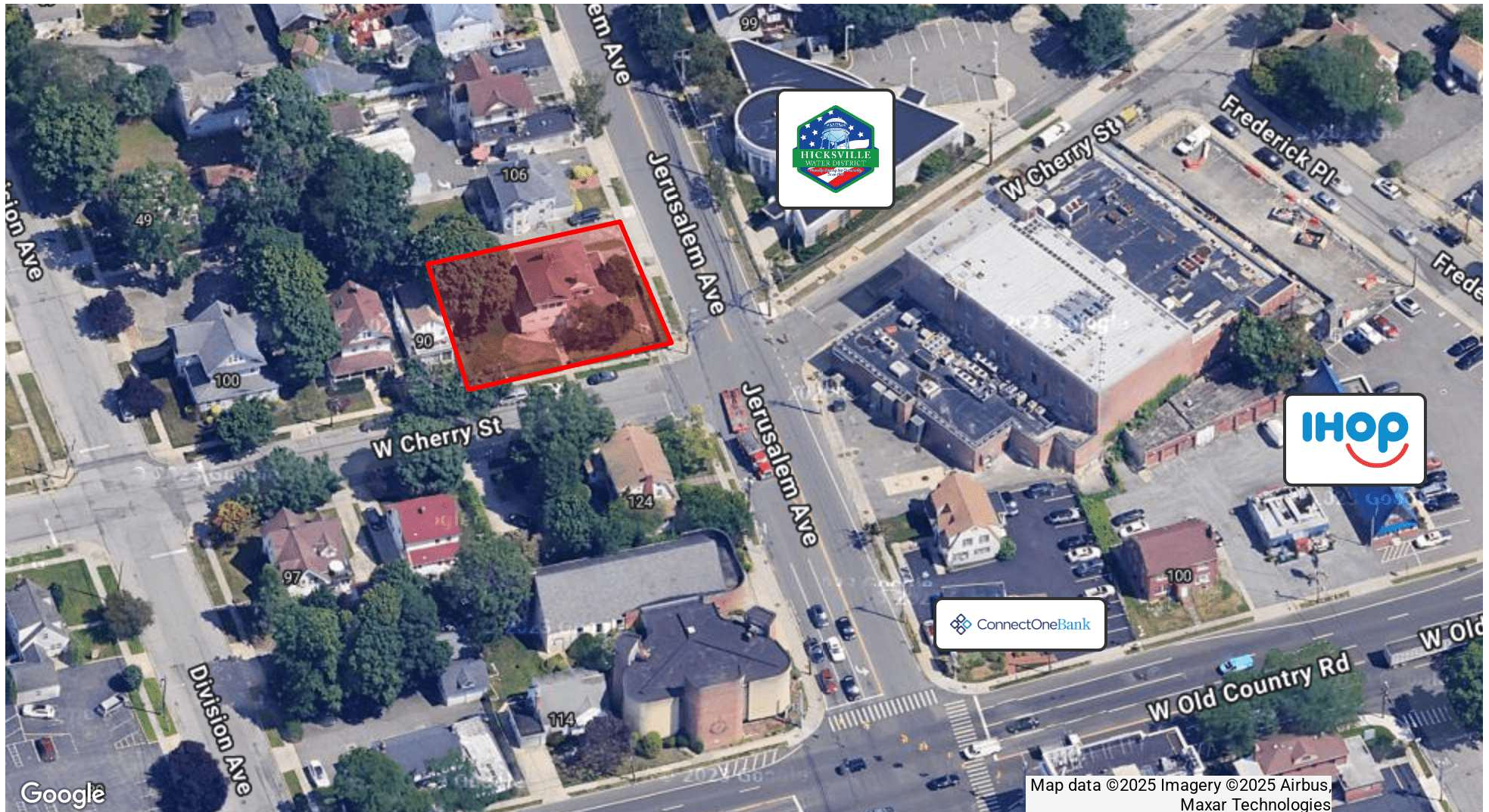
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RETAILER MAP

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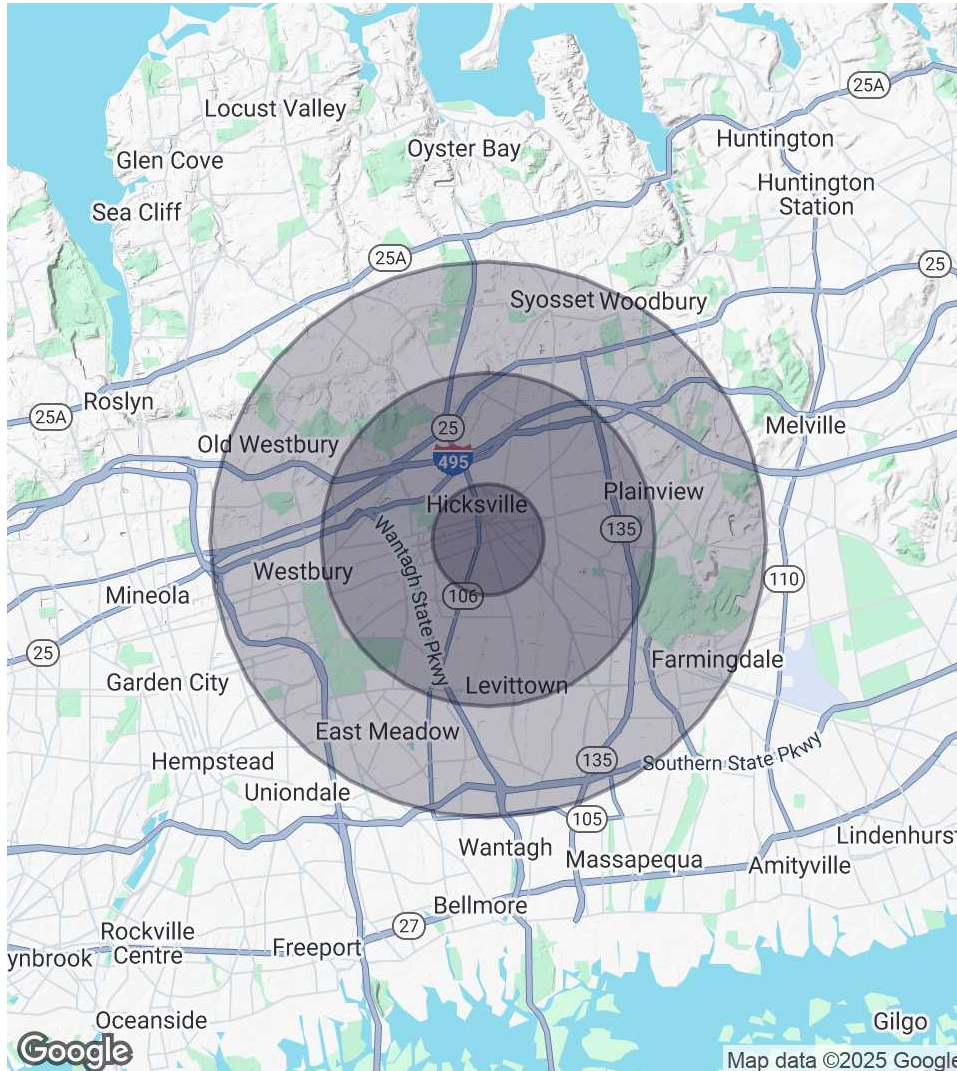
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DEMOGRAPHICS MAP & REPORT

118 Jerusalem Ave | Hicksville, New York 11801



1 Mile Radius

Population

19,568

Households

5,828

Average HH Income

\$150,254

3 Miles Radius

Population

159,400

Households

48,854

Average HH Income

\$182,598

5 Miles Radius

Population

326,471

Households

104,102

Average HH Income

\$188,987

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We Are Commercial Real Estate

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