



359 DUFFY AVE HICKSVILLE, NY 11801

**FOR
SALE**

19,120 SF 1-Story Building + 60,000 SF Parking



Ideal for User / Investor / Fleet Operator / Dealership Service Center

PROPERTY INFORMATION

LOCATION	Frontage on Duffy Ave, Charlotte Ave, and Henrietta St
SECTION, BLOCK, LOT	11-H-451
BUILDING SIZE	19,120 SF
LOT SIZE	1.87 AC
PARKING LOT	60,000 SF
TAXES '24-'25	~\$128,500
ZONING	LI (Light Industrial) Can do 60-80% lot coverage, up to 45 ft in height, 3 floors max.

► Price Upon Request

- **EXISTING AUTO BODY SHOP - 30 YEARS**
- **OWNER RETIRING**
- **NO ADDITIONAL COST TO INCLUDE BUSINESS & EQUIPMENT**

HIGHLIGHTS

- 14' Clear Ceiling Height
- 5 Drive In Doors
- Sprinklered
- 400 Amps Electric Service
- Busy Signalized Intersection
- Recent Clean Environmental
- Right Off Wantagh State Pkwy
- Divides Easily into 3-4 Sections
- 10% Office
- 3 Curb Cuts
- Corner Property
- 1,000' Frontage
- Gas Heat
- Masonry Construction
- Ideal for User/Investor

Development Options

- ✓ Can add Car Wash to Existing Structure
- ✓ Can Build up to 3 Stories ideal for Medical Facility, Community Facility, Mixed-Use Flex Space, Temperature Controlled Self Storage, or House of Worship

For complete offering information or inspection, please contact exclusive brokers:

ED BRUCKSTEIN
EBRUCKSTEIN@CTNYC.COM
718-986-6587

STEVE MOURELATOS
STEVE@CTNYC.COM
516-551-8481

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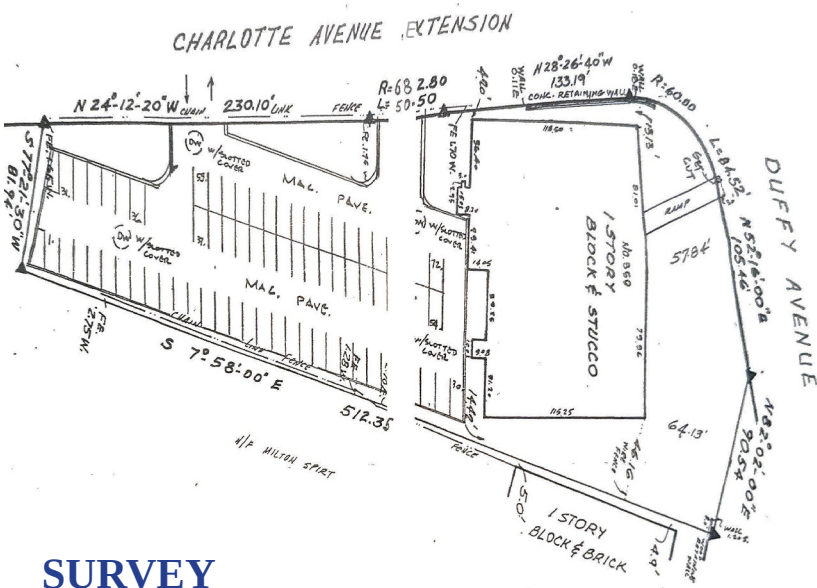
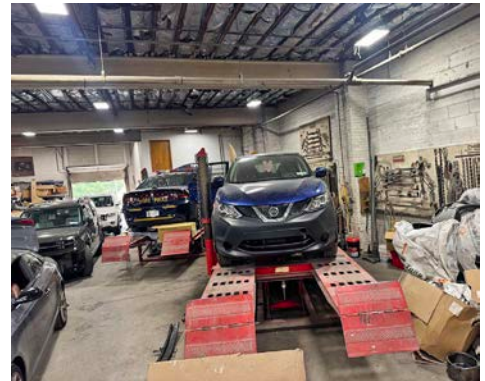
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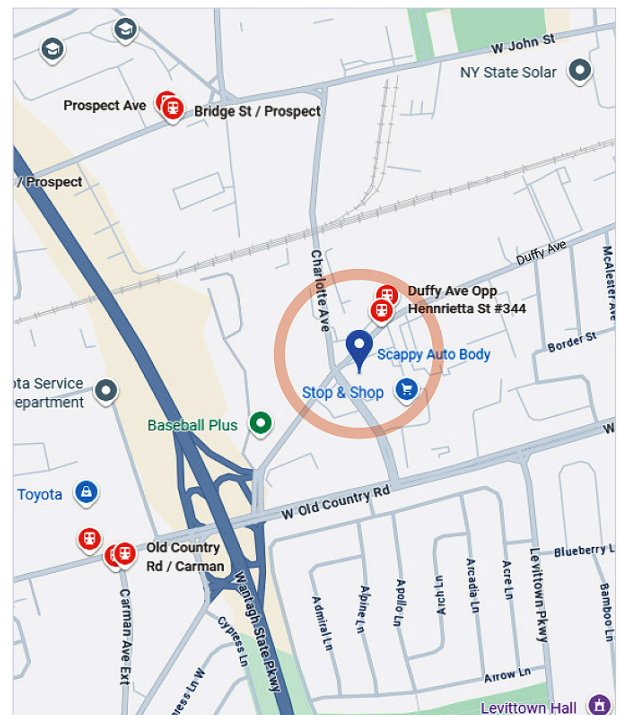
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SURVEY



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