

INVESTMENT OR REDEVELOPMENT OPPORTUNITY

1850 E Jericho Tpke | Huntington, New York 11743

FOR SALE



Commercial



EXECUTIVE SUMMARY



1850 E Jericho Tpke | Huntington, New York 11743

Building Size:	8,000 SF	Parking:	100 +Spaces
Number of Units:	Four (4) + Yard Space	Zoning:	C-6 -General Business District
Lot Size:	1.03 Acres	Overhead Doors:	Six (6)
Annual Taxes:	\$28,646.00	Sale Price:	\$2,450,000.00

Ideal Investment Or Redevelopment Opportunity

1850 E. Jericho Turnpike offers a compelling value-add investment opportunity in the heart of Huntington's thriving commercial corridor. Situated on a highly visible 1.03-acre parcel along one of Long Island's most heavily traveled roadways, the property consists of an approximately 8,000 square foot multi-tenant commercial building featuring four units, six drive-in doors, and substantial yard space. Surrounded by a strong mix of national retailers, regional businesses, and local operators, the property benefits from exceptional exposure, strong traffic counts, and convenient access to major highways and transportation routes. What truly distinguishes this opportunity is its significant upside potential. All existing tenants are currently operating on month-to-month leases and are reportedly paying below-market rents, providing new ownership with the ability to immediately implement a strategic leasing plan, increase revenues, and maximize the property's income-producing potential. With tenants responsible for their own utilities, the asset operates with low expenses and minimal management requirements, creating an attractive foundation for investors seeking both current cash flow and future value growth. The expansive 1.03-acre site provides a rare combination of building area, yard space, and parking capacity, with over 100 parking spaces available on-site.

The property's layout and six drive-in doors accommodate a wide variety of commercial uses, including retail, automotive, showroom, contractor, service, warehouse, and distribution operations. In addition, the substantial outdoor storage and staging areas offer functionality that is increasingly difficult to find in Huntington's commercial market. Located within the C-6 General Business District, the property offers exceptional flexibility for current operations as well as long-term redevelopment or repositioning opportunities. Whether acquired as a value-add investment, owner-user facility, income-producing asset, or future redevelopment site, the property's strategic location, flexible configuration, and favorable zoning position it for sustained demand and appreciation. Further enhancing the investment profile, the property's annual real estate taxes have been successfully reduced through a grievance process and are currently only \$28,646, helping to maintain a favorable expense ratio. Opportunities to acquire over an acre of commercially zoned land with this level of visibility, accessibility, parking, and upside potential are increasingly scarce along the Jericho Turnpike corridor. 1850 E. Jericho Turnpike presents investors and end users alike with the rare chance to capitalize on an established commercial asset with immediate value-add potential and long-term growth prospects in one of Long Island's most desirable business locations.

Exclusively represented by:

Michael G. Murphy

President | Commercial Division

631.858.2460 Email: michael.murphy@elliman.com

PROPERTY HIGHLIGHTS

1850 E Jericho Tpke | Huntington, New York 11743



Property Highlights

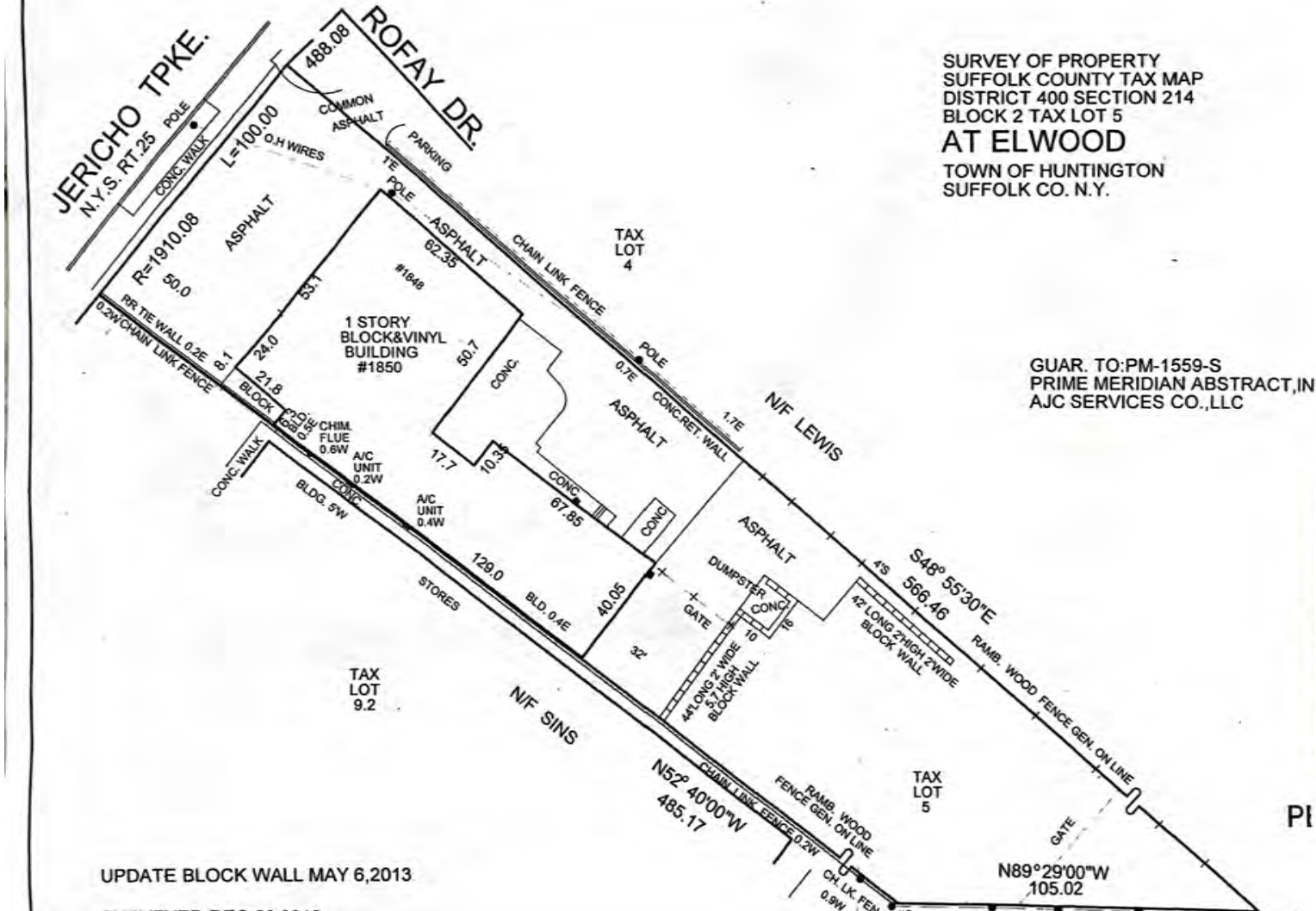
- Exceptional Value-Add Investment Opportunity | All four tenants are currently operating on month-to-month leases and paying below-market rents, providing investors with the ability to increase rental income and unlock significant upside potential.
- Highly Visible 1.03-Acre Commercial Site | Prominently positioned along East Jericho Turnpike with outstanding frontage, strong traffic counts, and exposure to thousands of consumers daily in one of Huntington's most active retail corridors.
- Expansive Yard Space & Outdoor Storage | The oversized parcel offers substantial outdoor storage, equipment staging, fleet parking, and contractor yard capabilities, a highly sought-after feature with limited availability in the Huntington market.
- Low Taxes & Minimal Operating Expenses | Annual real estate taxes are only \$28,646 following a successful tax grievance, while tenants pay their own utilities, resulting in a low-expense ownership structure and strong investment fundamentals.
- Flexible Multi-Use Property with Ample Parking | The 8,000 SF building features four commercial units, six drive-in doors, and over 100 parking spaces, making it ideal for investors, owner-users, contractors, automotive uses, service businesses, or future redevelopment opportunities under the C-6 General Business District zoning designation.

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AERIAL VIEW OF PROPERTY

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ADDITIONAL PHOTOS

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ADDITIONAL PHOTOS

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1850 E. JERICHO TPKE.						
CURRENT RENTAL INCOME					EXPENSES	ANNUAL
TENANT	SQUARE FOOTAGE	MONTHLY RENT	ANNUAL RENT	LEASE EXPIRATION	LANDSCAPING	\$1,200.00
PS CAR CARE	2550	\$3,120.00	\$37,440.00	MONTH TO MONTH	INSURANCE	\$4,206.00
JERICHO TIRES	2000	\$3,330.00	\$39,960.00	MONTH TO MONTH	MISC REPAIRS	\$400.00
HUNTWOOD AUTO	2250	\$3,000.00	\$36,000.00	MONTH TO MONTH	SNOW REMOVAL	\$600.00
FINEST TOUCH	1200	\$3,300.00	\$39,600.00	MONTH TO MONTH	GARBAGE	\$6,181.92
BTL LANDSCAPING	600 (YARD)	\$300.00	\$3,600.00	MONTH TO MONTH	TAXES	\$28,646.00
	TOTAL	\$13,050.00	\$156,600.00		TOTAL	\$41,233.92
				ANNUAL RENT:	\$156,600.00	
				EXPENSES	-\$41,233.92	
				NOI:	\$115,366.08	

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RETAILER MAP

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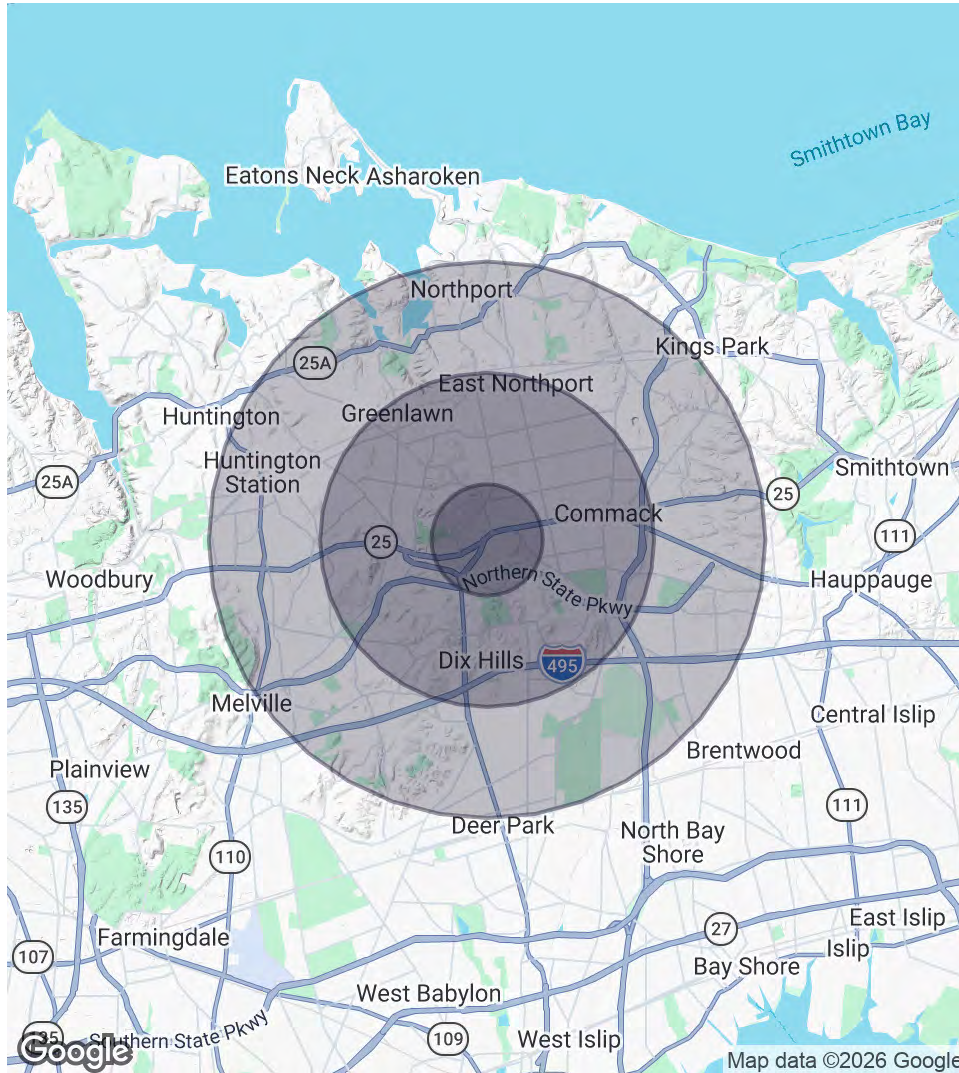
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DEMOGRAPHICS MAP & REPORT

1850 E Jericho Tpke | Huntington, New York 11743



1 Mile Radius

Population

5,501

Households

128

Average HH Income

\$222,592

3 Miles Radius

Population

72,105

Households

23,652

Average HH Income

\$216,891

5 Miles Radius

Population

208,573

Households

67,309

Average HH Income

\$200,824

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