



**LIN PAN** Realty Group

*Exceptional Service and Results*

Tel: 516-693-9888

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5 Bond Street #201

Great Neck NY 11021



**40 Stone Ave #01**  
**Great Neck NY 11021**

**SALE AT \$499,000**

**Rare opportunity to own a medical office in a well-maintained co-op building in the heart of Great Neck,** just steps from the LIRR station. This prime location offers excellent accessibility to an established, affluent community. Owner-occupied for over 40 years and offered for sale for the first time, the office features a dedicated private entrance designated exclusively for this unit, ensuring privacy and convenience for both patients and practitioners. Suitable for medical or professional use, subject to co-op board approval. Ideal for professionals seeking a prestigious, transit-accessible location.

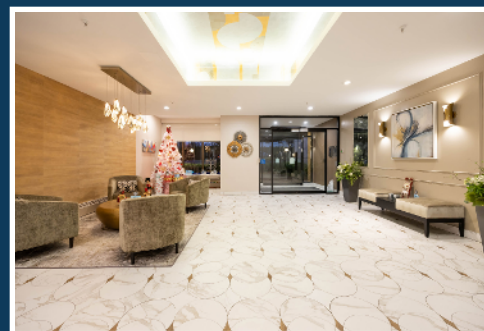


**Weidong (Alex) Shen**

Licensed R.E. Salesperson

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Listing

MLS#: **943866** Prop Type: **Commercial Sale** Price: **\$499,000**  
 Status: **Active** Sub Type: **Office** DOM/CDOM: **1 / 1**  
**Recent: 12/14/2025 : New Listing**



City/Township: **North Hempstead** County: **Nassau County**  
 Post Offc/Town: **Great Neck Plaza**  
 Village: **Great Neck Plaza** Hamlet/Loc.:  
 Property Cond: Sqrt Total: **780 Other**  
 Waterfront: **No** Lot Size SqFt:  
 Business Type: **Medical** Business Name:

**Public Remarks**

An exceptional opportunity to acquire a medical office within a well-maintained co-op building in the heart of Great Neck. Just a short walk to the Great Neck LIRR station, this prime location offers outstanding accessibility and visibility, ideal for serving an established and affluent community. The office has been owner-occupied for more than 40 years, reflecting long-term stability and a proven professional presence at this location. First time offered for sale, making this a truly rare opportunity for medical professionals seeking continuity, prestige, and convenience. The office benefits from a dedicated, private entrance, separately designated by the building specifically for this unit, providing enhanced privacy and convenience for both practitioners and patients. The unit is well-suited for a physician's practice or other professional/commercial use, subject to co-op board approval. Transfer of ownership requires standard co-op board review and approval. Ideal for practitioners looking to establish or expand their practice in a highly desirable Great Neck market with excellent transit access for both patients and staff.

**Improvement Remarks**

**Interior Features**

Appliances: **Cooktop, Dishwasher, Microwave, Refrigerator**  
 Basement: **No** Elevator:

**Exterior Features**

Construction: **Block**

**Systems & Utilities**

Cooling: **Wall/Window Unit(s)** Sewer: **Public Sewer**  
 Heating: **Forced Air** Water: **Public**  
 Utilities: **Electricity Connected, Phone Connected** Water/Sewer Expense:

**Property/Tax/Legal**

Tax ID#: Property Attchd: **No** Taxes Annual: **\$9,600.00** Tax Year: **2004**  
 # of Lots:

**Agent/Broker Info**

List Office: [Lin Pan Realty Group LLC \(LNPN01\)](#) List Agent: [Weidong Shen \(505174\)](#)   
 Office Phone: **516-693-9888** Contact #: **347-320-4291**  
 LA Email: [alex@linpanrealty.com](mailto:alex@linpanrealty.com)

**Showing**

Showing Rqmts: **24 Hour Notice, Appointment Only, Call Listing Agent** Showing Contact Ph: **3473204291**

**Listing/Contract Info**

Seller to Consider Concession: Concession Amount Considered: Negot Thru: **Listing Agent**  
 List Date: **12/14/2025** CDOM: **1** Owner Name: **Dr. Martin**  
 On Market Date: **12/14/2025** Expiration Date: **05/31/2026**  
 Listing Agreement: **Exclusive Right To Sell** Orig List Price: **\$499,000** \$/SqFt: **\$639.74**  
 Special Listing Conditions: **None**

Agent Only Remarks: **Rare first-time offering medical office in co-op building with long-term owner occupancy. Buyer must obtain co-op board approval for medical or other professional use. 2% commission offered to buyer's agent. Easy to show with reasonable notice. All showings by appointment only. Please text or email listing agent to schedule.**

The information has been provided by the Seller and has not been verified by the Broker. Information is deemed reliable but not guaranteed.