

OFFERING MEMORANDUM

200 N Village Ave. Ste 100 | Rockville Centre, New York 11570

FOR SALE



Commercial



ellimancommercial.com

EXECUTIVE SUMMARY



200 N Village Ave. Ste 100 | Rockville Centre, New York 11570

Building Size:	139,652 SF	Lot Size:	72,746 SF
Available SF:	860 SF	Zoning:	RES-B
Number of Units in Building:	138	Co-Op Sale Price:	\$329,000.00
Year Built:	1950	Business Sale Price:	\$75,000.00

For more information or to schedule a showing, contact Jessica Hollenstein

Property Overview

This 860 sq. ft. professional co-op is ideal for attorneys, medical providers, physical/occupational therapists, psychiatrists, beauty business, or similar practices. The unit features four treatment rooms, a private office, and a waiting area, offering a turnkey setup for immediate use. It currently operates as a chiropractic office. This long-standing chiropractic practice is also available for an additional \$75,000 for anyone seeking an established patient base. The practice includes 30–50 weekly visits, a chiropractor willing to remain under new ownership, and solid potential for growth through expanded hours or added services. Owner would love to sell as a package deal or willing to sell the co-op on its own. \$1418/mo maintenance fee. The space use is flexible and ready for a new professional to make it their own.

Exclusively represented by:

Michael G. Murphy

President | Commercial Division

631.858.2460 Email: michael.murphy@elliman.com

Jessica Hollenstein

LICENSED REAL ESTATE SALESPERSON

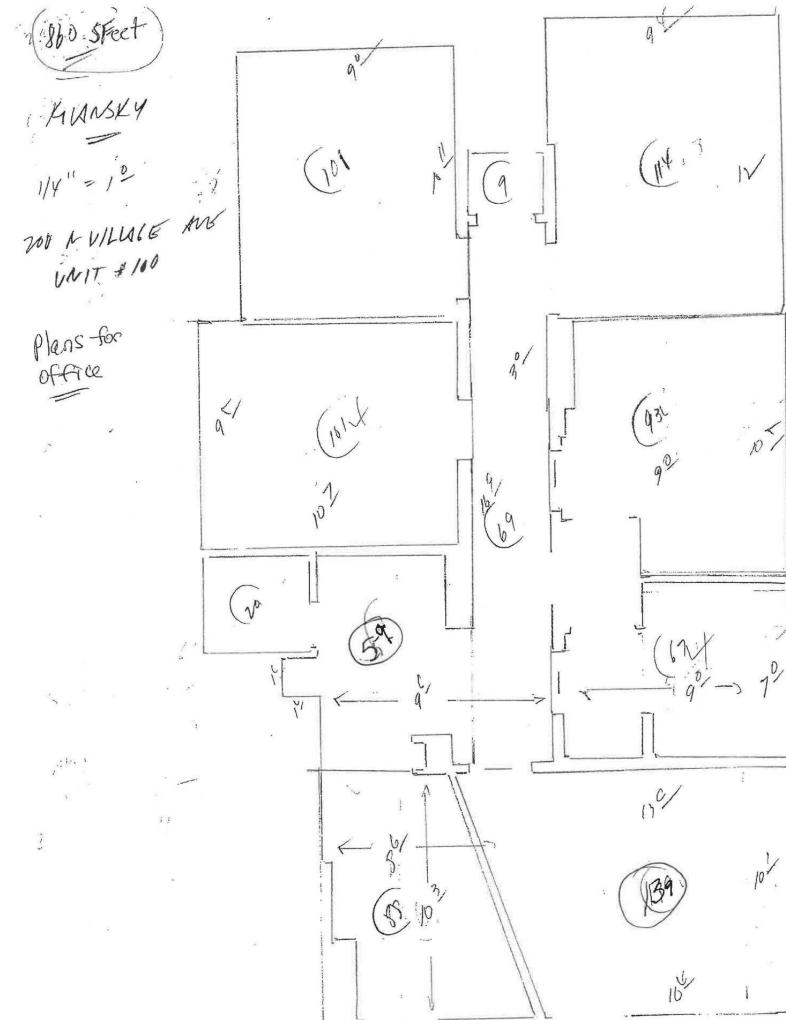
516.522.4969 Email: jessica.hollenstein@elliman.com



FLOOR PLAN

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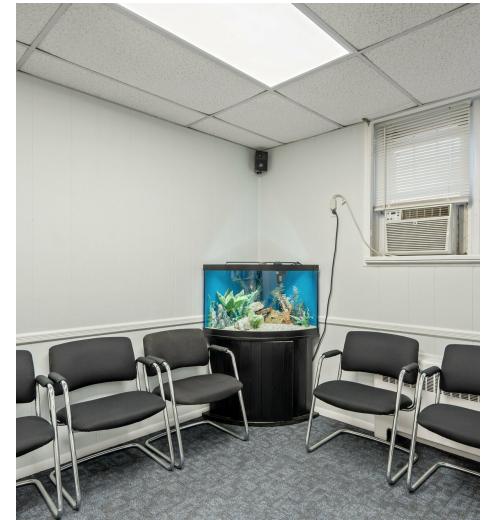
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ADDITIONAL PHOTOS

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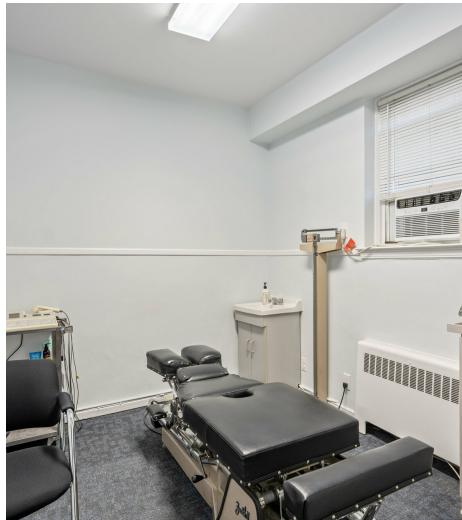
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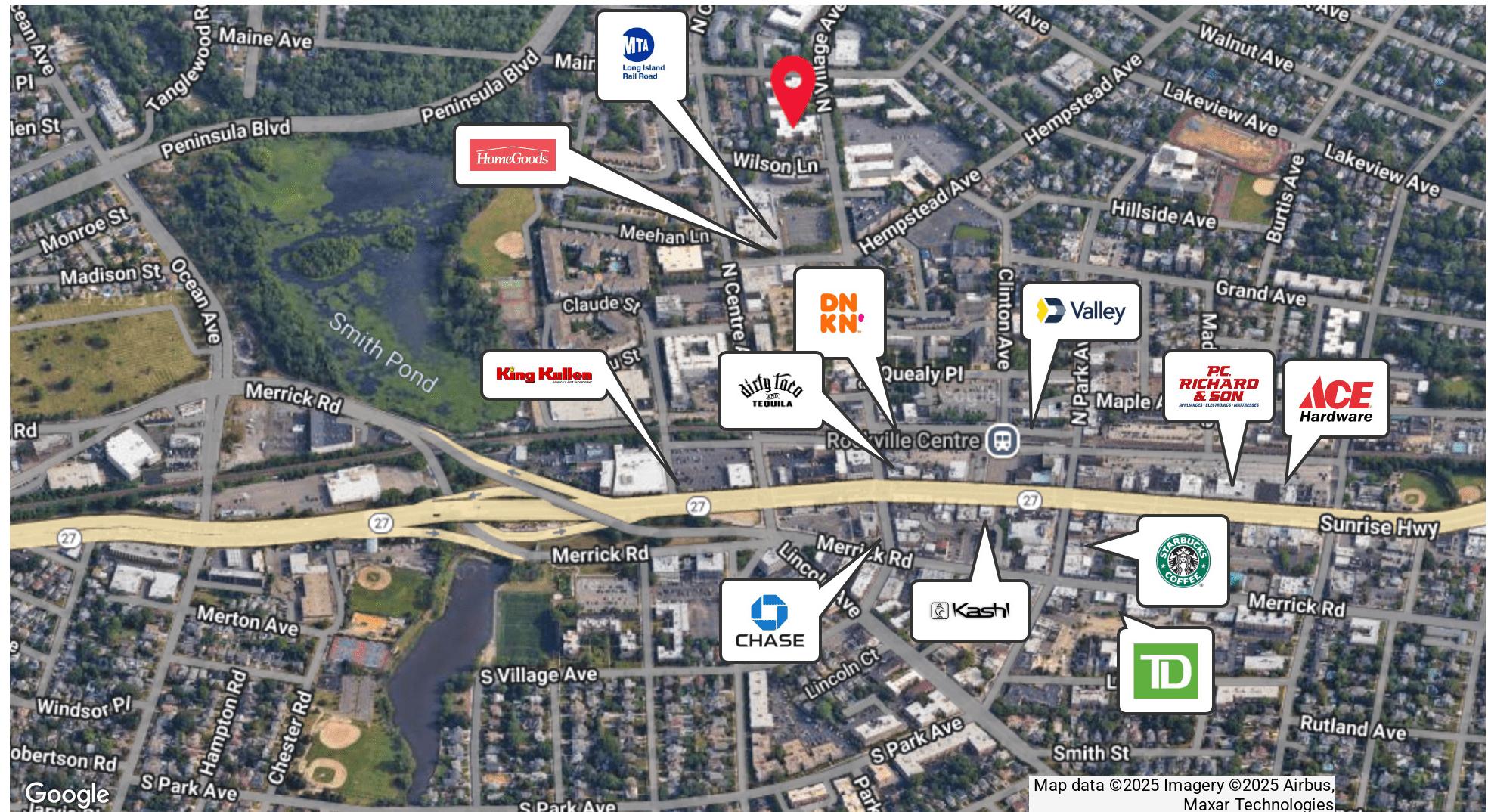
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RETAILER MAP

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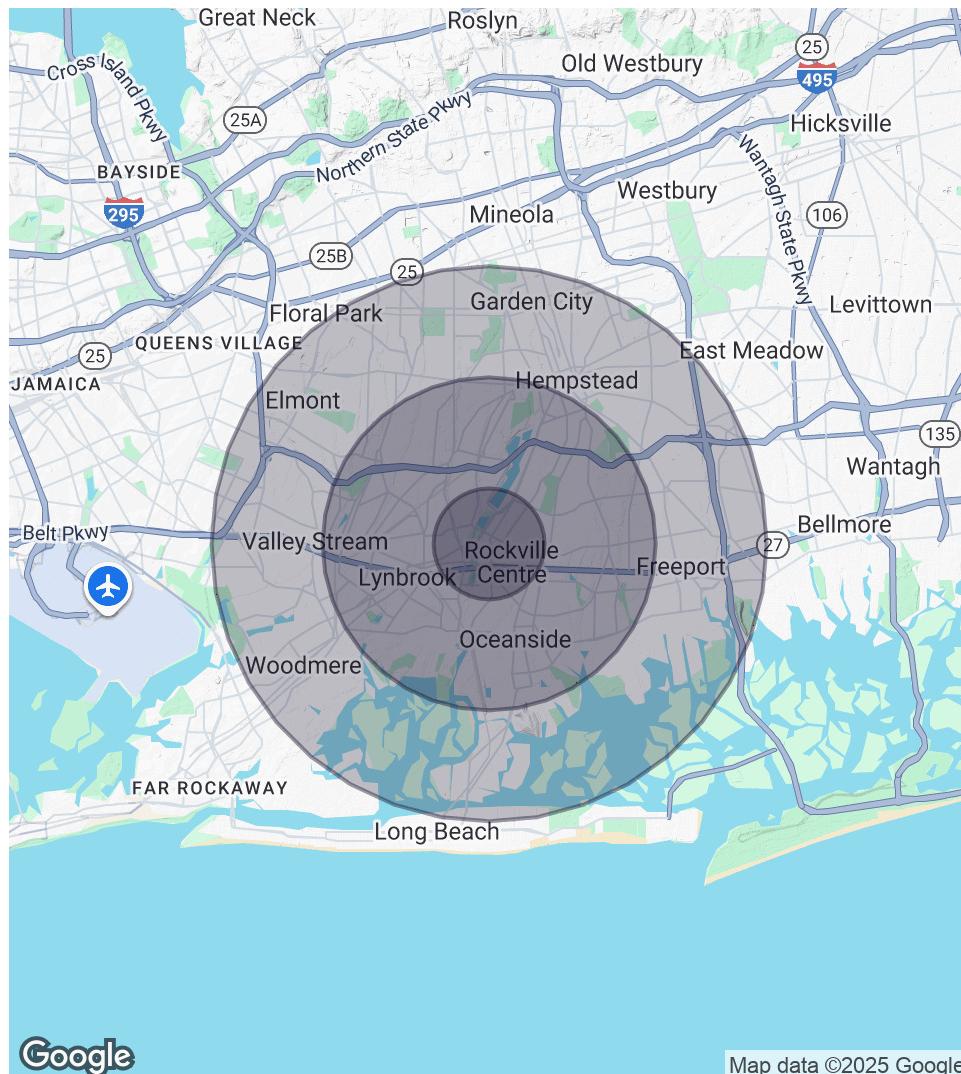
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DEMOGRAPHICS MAP & REPORT

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1 Mile Radius

Population

25,763

Households

9,516

Average HH Income

\$181,597

3 Miles Radius

Population

233,327

Households

75,701

Average HH Income

\$175,286

5 Miles Radius

Population

589,765

Households

180,861

Average HH Income

\$163,738

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We Are Commercial Real Estate

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