

# OFFERING MEMORANDUM

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

**FOR SALE**



Commercial



[ellimancommercial.com](http://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  
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Jessica Hollenstein

LICENSED REAL ESTATE SALESPERSON  
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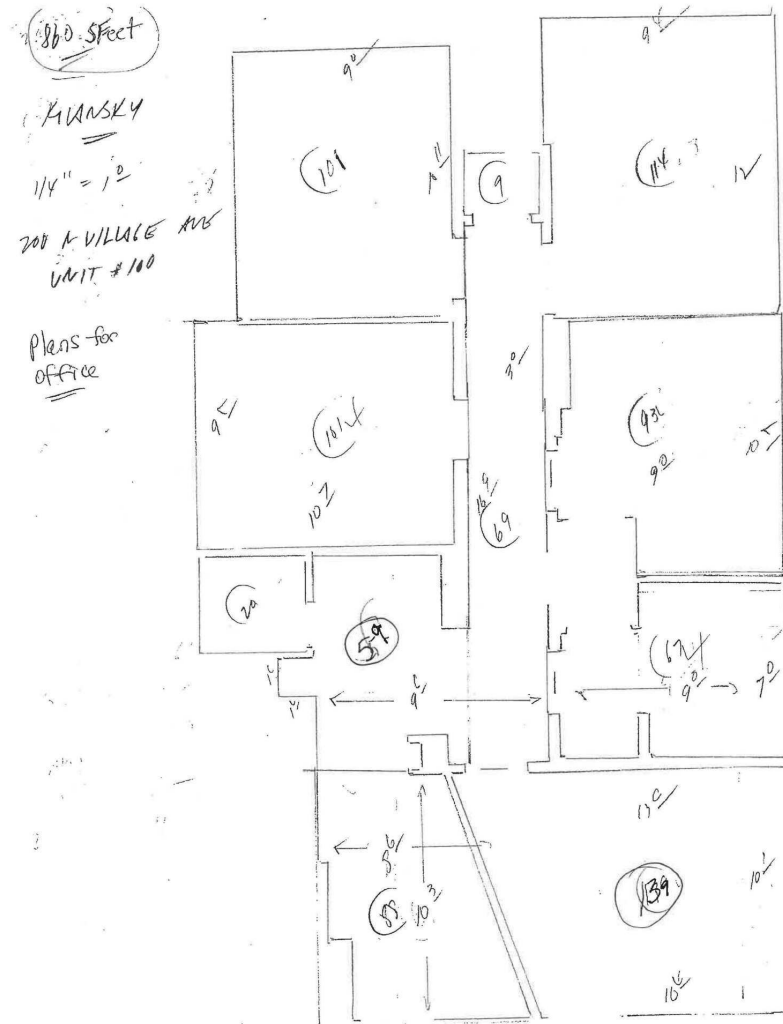






# FLOOR PLAN

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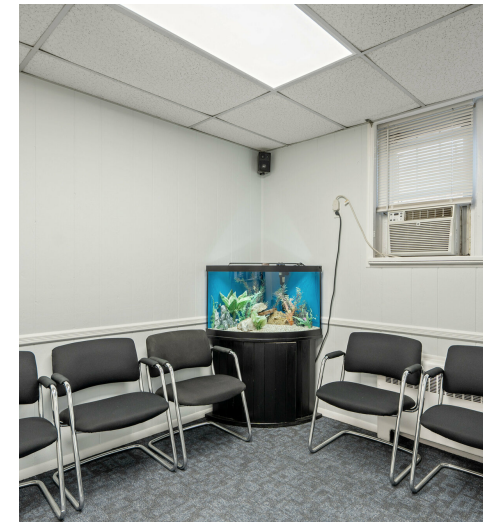
**Jessica Hollenstein**

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# ADDITIONAL PHOTOS

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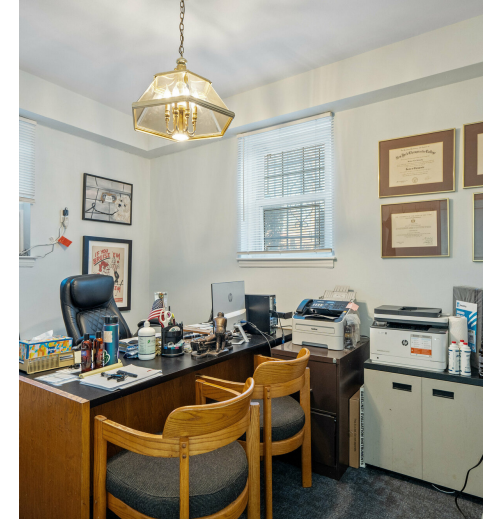
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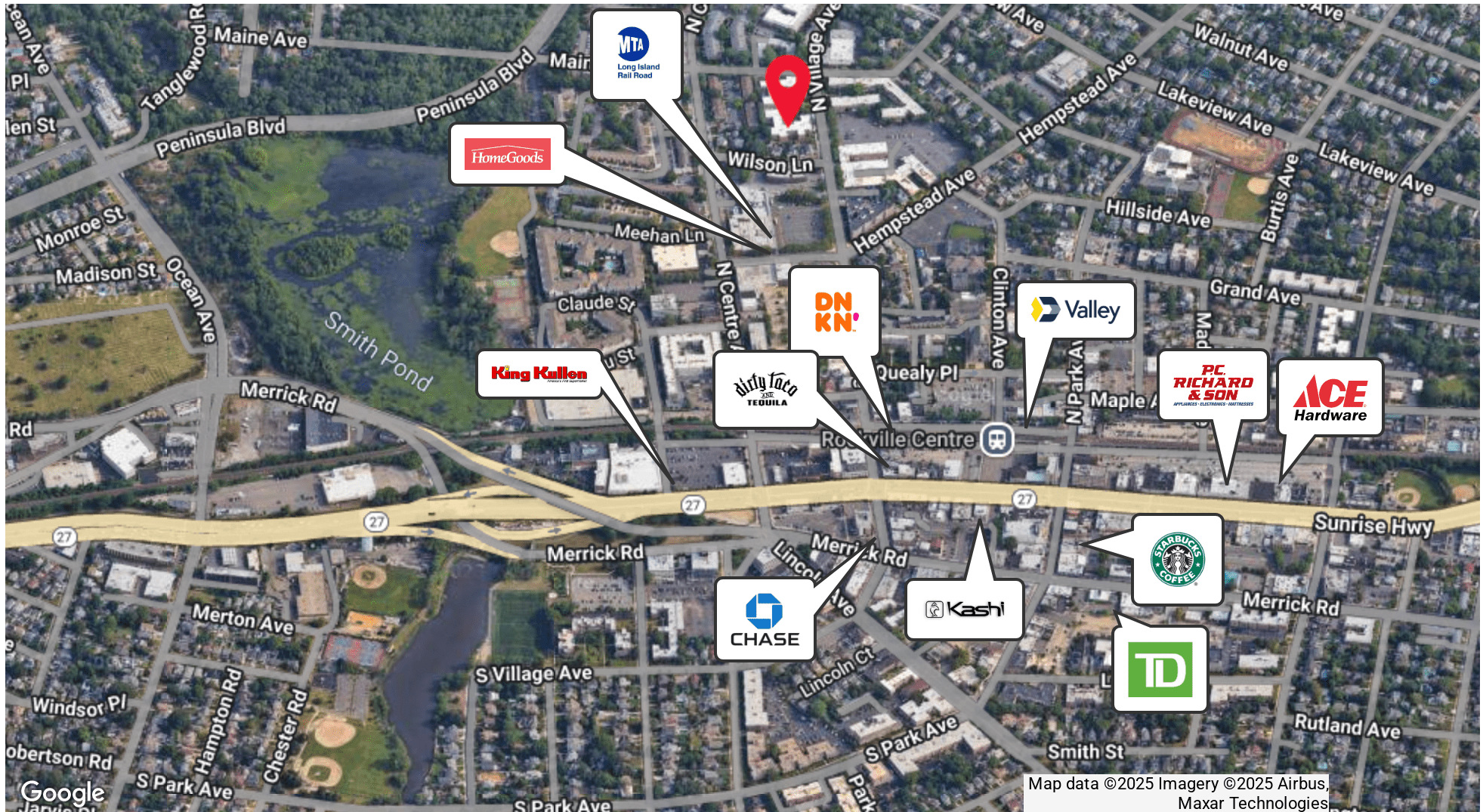
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# RETAILER MAP

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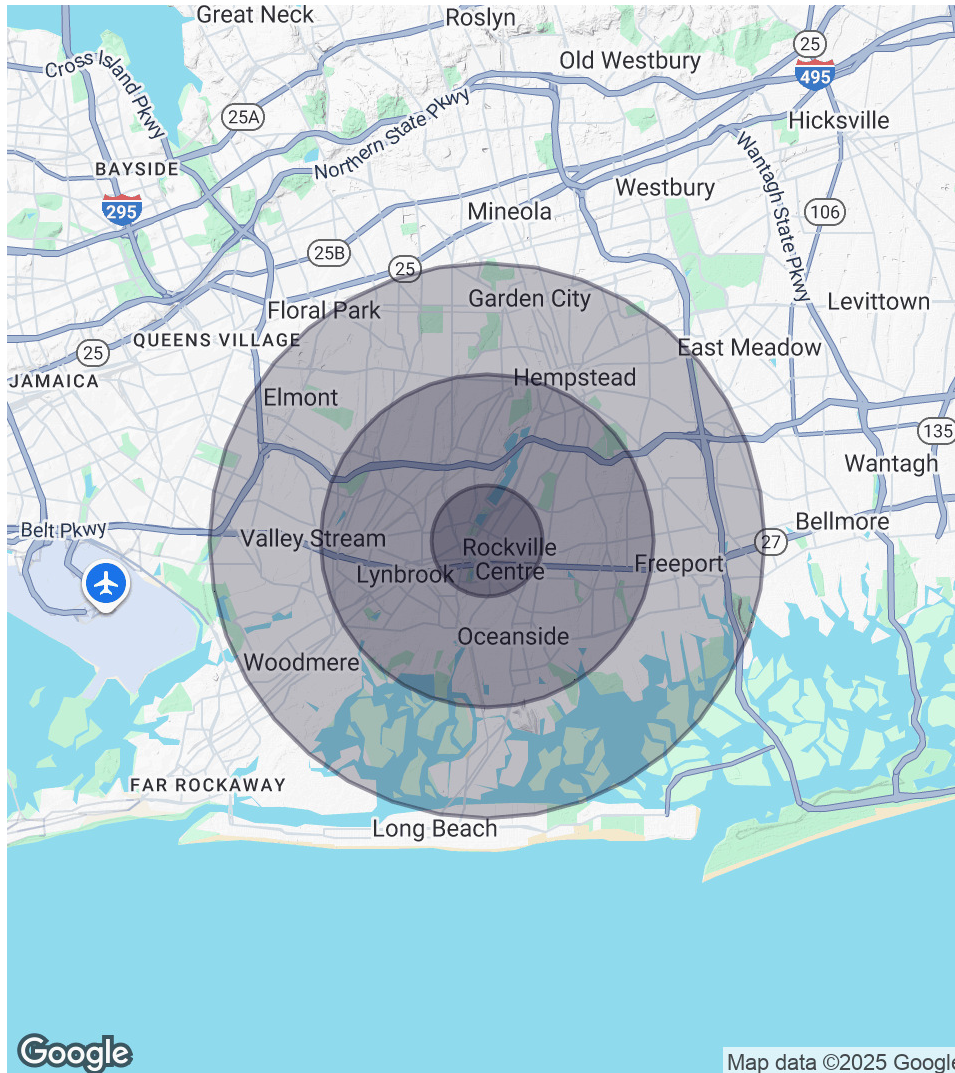
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# DEMOGRAPHICS MAP & REPORT

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



## 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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