

319 Union Avenue

Westbury, New York 11590

Eastern Nassau Submarket | Nassau County, Long Island, NY

FOR LEASE

3,000 SF

Building Size

0.23 Acres

Lot Size

1 Story

Building Height

Single Tenant

Occupancy

Dedicated

Parking

PROPERTY OVERVIEW

Rare opportunity to lease a freestanding, single-tenant commercial building in Westbury's Eastern Nassau submarket. This 3,000 SF standalone property is fully built out for veterinary or medical use and is move-in ready for a qualified healthcare, animal care, or professional services tenant. The building features steel frame construction with a classic brick exterior, dedicated on-site parking, and full ground-floor ADA accessibility — a premium combination that is difficult to replicate in this market.

PROPERTY HIGHLIGHTS

- Freestanding building — full operational control
- Veterinary / medical build-out in place
- Dedicated on-site parking — 9,932 SF lot
- Ground-floor, ADA-accessible layout
- High-visibility Union Avenue frontage
- No shared walls, lobbies, or common areas
- Flexible config for single-tenant occupancy
- Steel frame / brick — durable construction

PROPERTY DETAILS

ADDRESS	319 Union Ave, Westbury NY 11590
BUILDING SIZE	3,000 SF
LOT SIZE	9,932 SF (0.23 Acres)
CONSTRUCTION	Steel Frame / Brick
YEAR BUILT	1900
STORIES	1
CURRENT USE	Animal Hospital / Vet Clinic
TENANCY	Single Tenant
PARKING	Dedicated Surface — On-Site
SUBMARKET	Eastern Nassau, Long Island
OWNERSHIP	Union Avenue Westbury LLC

IDEAL FOR:

Veterinary Clinic | Animal Hospital | Medical / Dental Office | Physical Therapy | Outpatient Care | Professional Services

DGNY Commercial

Licensed Real Estate Broker

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