

**BERKSHIRE  
HATHAWAY**

LAFFEY  
INTERNATIONAL  
REALTY

COMMERCIAL SERVICES



MEDICAL BUILDING FOR SALE  
**864 W JERICHO TPKE**  
**HUNTINGTON | NY**

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# PROPERTY SUMMARY

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Berkshire Hathaway Commercial Services is honored to have been selected as the Exclusive Brokerage representing the sale of 864 W. Jericho Turnpike in Huntington, NY. This is a very unique offering that is ripe for a medical user that can benefit from having an onsite Operating Room. Currently the building is occupied by Associated Plastic Surgeons and Consultants, who will be vacating upon a sale.

864 W. Jericho offers 9000 SF of Class A medical space divided over two floors. As you enter the building you will be pleasantly surprised by the exquisite waiting and reception area. You will feel as if you entered the living room of a multi million dollar home. Attention to detail is everywhere making the first impression a lasting one. From the featured wooden paneled wall, to the high end furniture and even the high hat lighting that fills the room, your clients will know immediately they have entered a first class facility. As you approach the reception area you will undoubtedly notice the high end finishes that offers a custom tiled counter with granite countertops that continue throughout the entire office.

The remainder of the first floor offers multiple consultation/exam rooms, a smaller Operating Room, multiple executive offices, an administrative office area, four bathrooms and endless storage. All of which have been finished with the utmost attention to detail.

As you enter the custom finished elevator you will once again notice the fine woodwork which makes up the interior of the elevator cab. As you exit the elevator to the lower level, you feel as if you have entered the waiting room to a high end hospital. Again, the artwork, furniture and overall finishes resemble something out of a country club not a surgical center. It is here that you will find the Main Operating Room and all it offers. From the overhead surgery lights to the valves and other components that are used to control the gases and ensure the safe administration of anesthesia. The remainder of the lower level offers recovery rooms, as well as additional treatment rooms currently used for a MedSpa. There is also additional storage for convenience.

As part of the offering there is one small medical tenant that occupies roughly 1000 square feet. The lease abstract is part of the OM so you can review and better understand the tenant's lease and the additional income provided to help offset your building operating expenses.

This is a tremendous opportunity to acquire not only a medical building but a full blown, in house surgical center. Imagine having to reposition an existing office building to include everything you have at 864 W. Jericho Turnpike. It's all here. Please call us to set up a walk through and experience this high end facility for yourself.

ASKING PRICE

**\$4,500,000**

## PROPERTY INFORMATION

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BUILDING SIZE

**9,000 SF**

**4,500 SF PER FLOOR**

STORIES

**2**

YEAR BUILT

**1995**

ZONING

**C-6**

PARKING

**26 SPOTS**

LOT SIZE

**0.62 AC**

CONSTRUCTION TYPE

**MASONRY**

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# RENT ROLL

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TENANT	PRO RATA	SF	RENT PSF	ANNUAL BASE RENT	LEASE TERM	LEASE OPTION	ANNUAL RENT INC.
<b>MERAKI FITNESS &amp; WELLNESS*</b>	23.00%	850	\$35.00	\$35,735.00	5 YEARS	5 YEARS	\$1 PSF
<b>VACANT (USER OPPORTUNITY)</b>	77.00%	8150	NA	NA	NA	NA	NA
<b>TOTALS</b>	<b>100.00%</b>	<b>9000</b>					

## TENANT LEASE ABSTRACT

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**Lease** - Five year lease with 5 year option

**Rent** - Based on 1021 SF @ \$35/SF

**Annual Escalations** - \$1/SF additional per year

**Taxes** - Included in Base Years Rent and then 23% of all tax increases thereafter

**CAM** - Tenant contribution based on 23% of the total CAM expense

**Utilities** - Tenant shall be responsible for all utilities

**Gas** - Billed directly to the tenant as per separate meter

**Electric** - Tenant shall pay 23% of the total electric bill

**Water** - Landlords full responsibility

**Maintenance and Repairs** - Landlord shall be responsible for Maintenance and Repairs of the exterior of the building, including landscaping, snow removal, etc. Tenant shall pay their share as part of CAM charges

**Parking** - Tenant shall be entitled to seven, non exclusive parking spots for staff and patients.

# EXPENSES

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TAXES **\$40,430**

NATIONAL GRID (GAS) **\$4,752**

PSEG (ELECTRIC) **\$13,824**

INSURANCE **\$16,167**

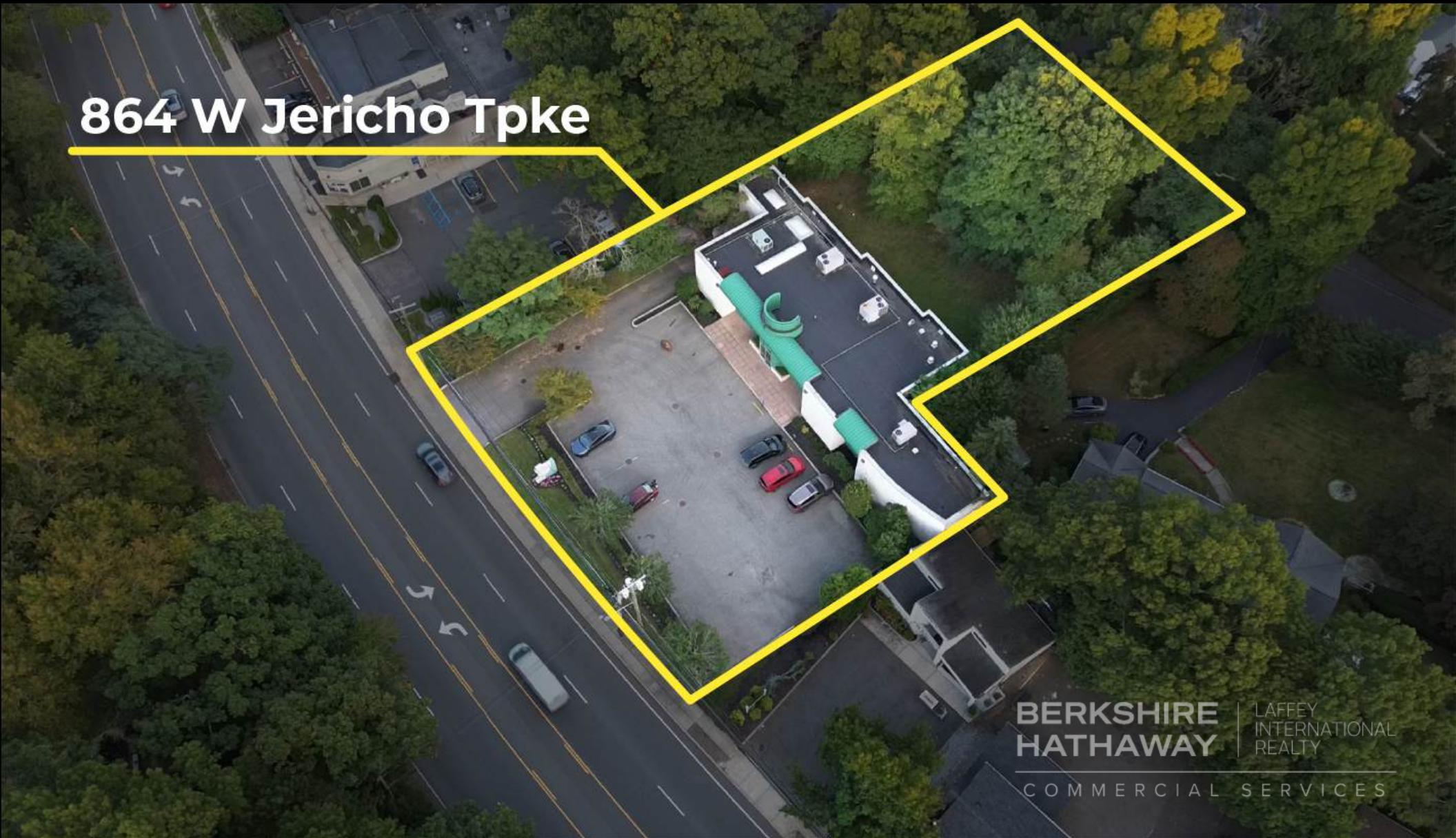
**TOTAL EXPENSES: \$75,173**

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# AREA OVERVIEW

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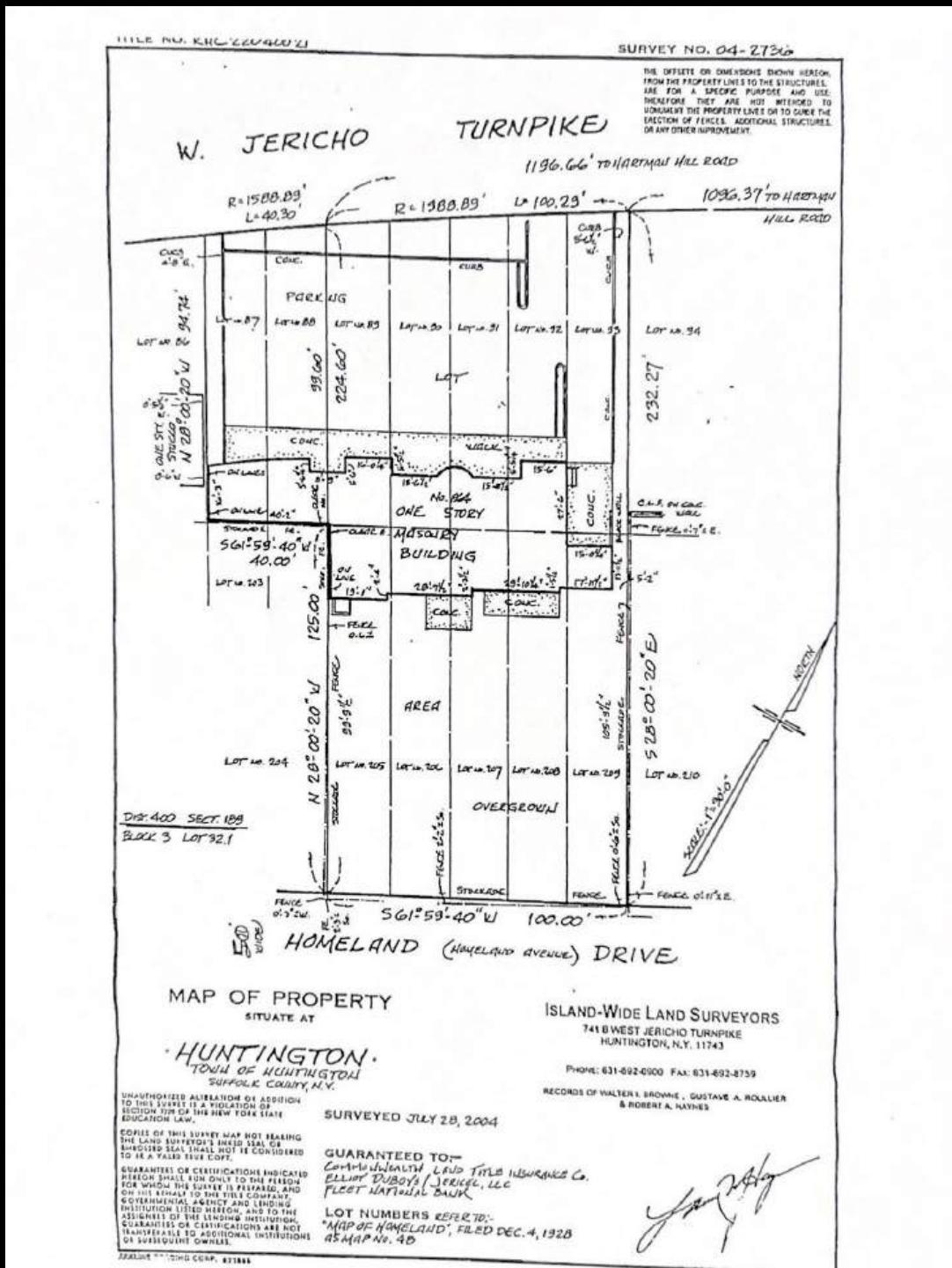


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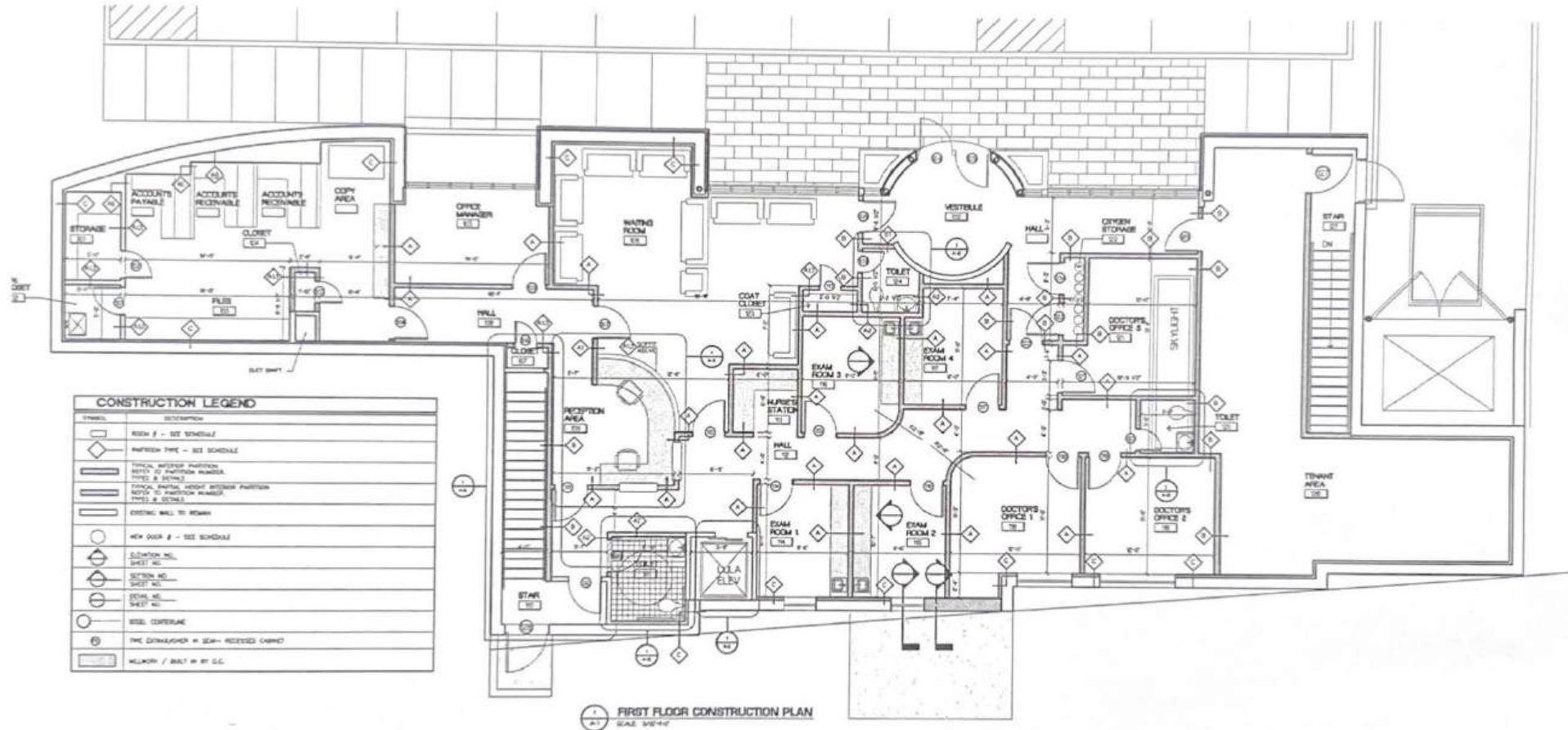
# SURVEY



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# FLOOR PLANS



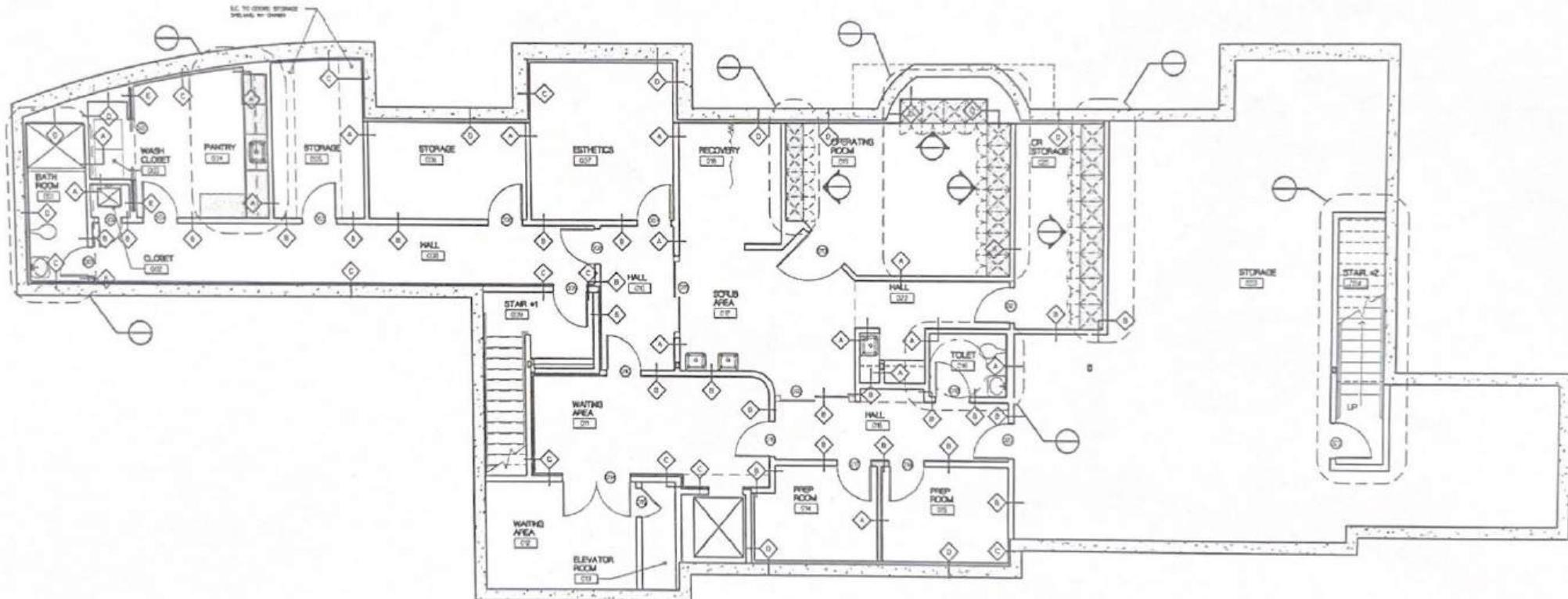
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# FLOOR PLANS



LOWER LEVEL CONSTRUCTION PLAN  
SCALE: 3/4"=1'-0"

BUILDING DIMENSIONS (LBS):  
1. GROSS - Inside face of exterior wall 401' 11" 120' 11"  
2. NET - Inside face of exterior wall 399' 11" 119' 11"  
3. MET - Inside face of interior wall 10' 10" 10' 10"  
4. NET - Inside face of interior wall 10' 10" 10' 10"  
5. MET - Overall building 10' 10" 10' 10"

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## VIRTUAL TOUR

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To view a 360° Virtual Tour  
of this property





**Upstairs Waiting Room**



**Reception Area**



**4 Upstairs Bathrooms**



**3 Private Offices**



**3 Identical Exam Rooms**



**Upstairs OR**



**Countless Storage Space**



**Administrative Offices**



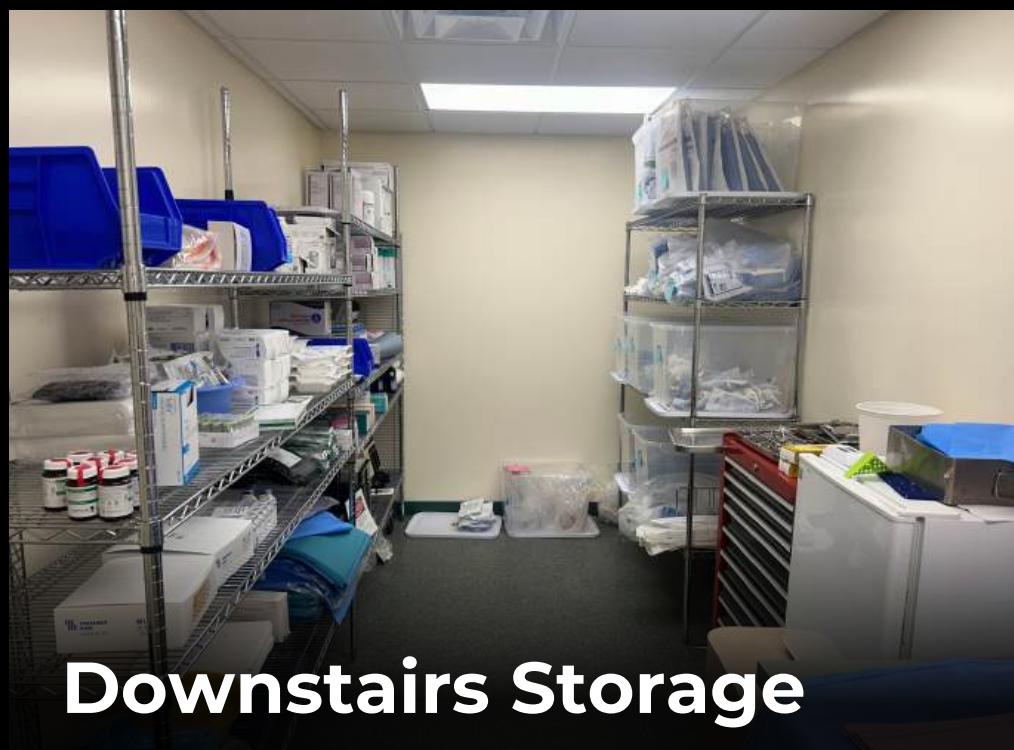
**OR Entrance**



**Downstairs OR**



**Recovery Room**



**Downstairs Storage**



**Esthetician Room**



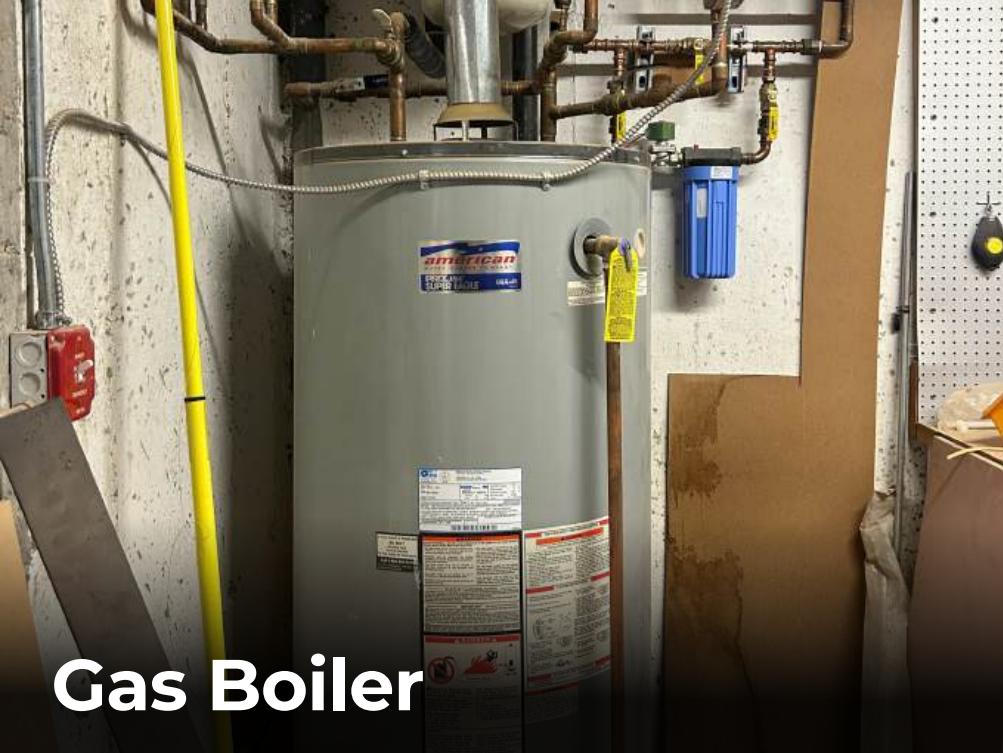
**Break Room**



**Downstairs Waiting Area**



**Built-In Elevator**



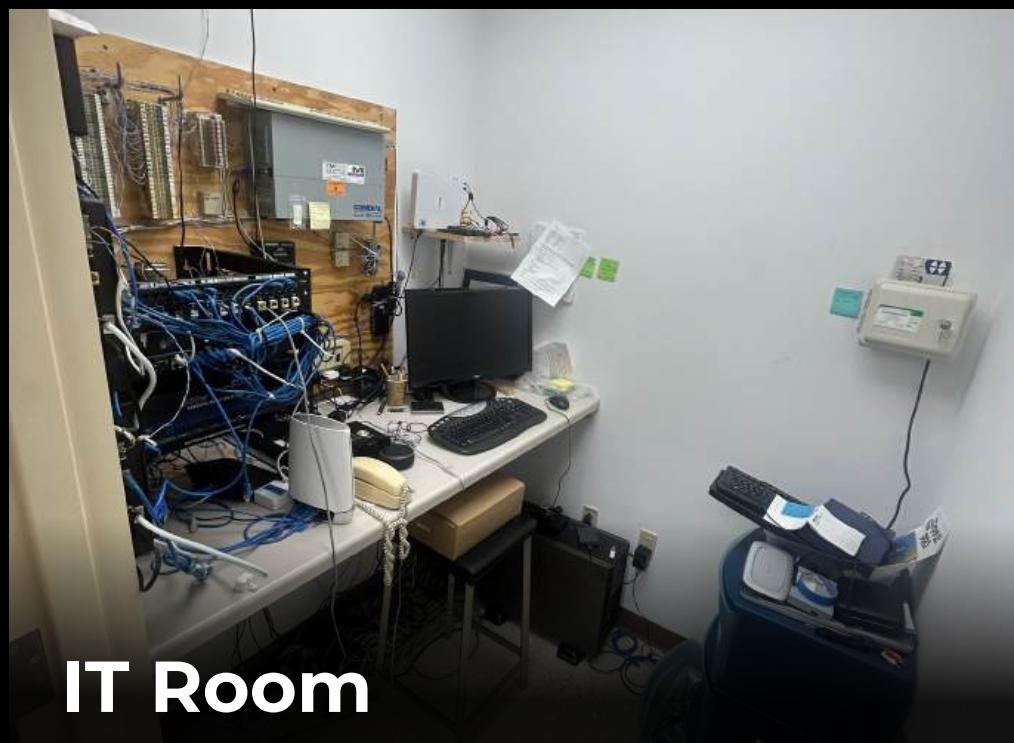
Gas Boiler



Electrical Panels



Electrical Meter



IT Room

# **GUY CANZONERI**

## **MANAGING PARTNER**

Guy@bhhs-commercial.com  
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### **MIKE CHIMENTI**

#### **MARKETING & COMMUNICATIONS**

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