

FOR SALE

**1160 E JERICHO TPKE
HUNTINGTON, NY 11743**

1160 E JERICHO TPKE, HUNTINGTON, NY

+/- 35,000 SF

Actual NOI \$256,000

Projected NOI \$578,094



1160 E JERICHO TPKE, HUNTINGTON, NY

Property Information

LOCATION OVERVIEW

Positioned along the highly traveled Jericho Turnpike, this Huntington location offers exceptional visibility and accessibility for office users. The corridor serves as a major east-west artery through Long Island, making it an ideal setting for professional, administrative, and medical office operations seeking convenience for both employees and clients.

The area is surrounded by established residential neighborhoods and a strong concentration of retail and service amenities, supporting daily business activity and employee needs. With close proximity to regional roadways and the Huntington Station LIRR, the location provides efficient access to Manhattan and the greater Long Island market.

Well-suited for a wide range of office users, the Jericho Turnpike corridor in Huntington combines strong traffic exposure, ease of access, and a stable business environment—making it a strategic and desirable office location on Long Island's North Shore.



HIGHLIGHTS

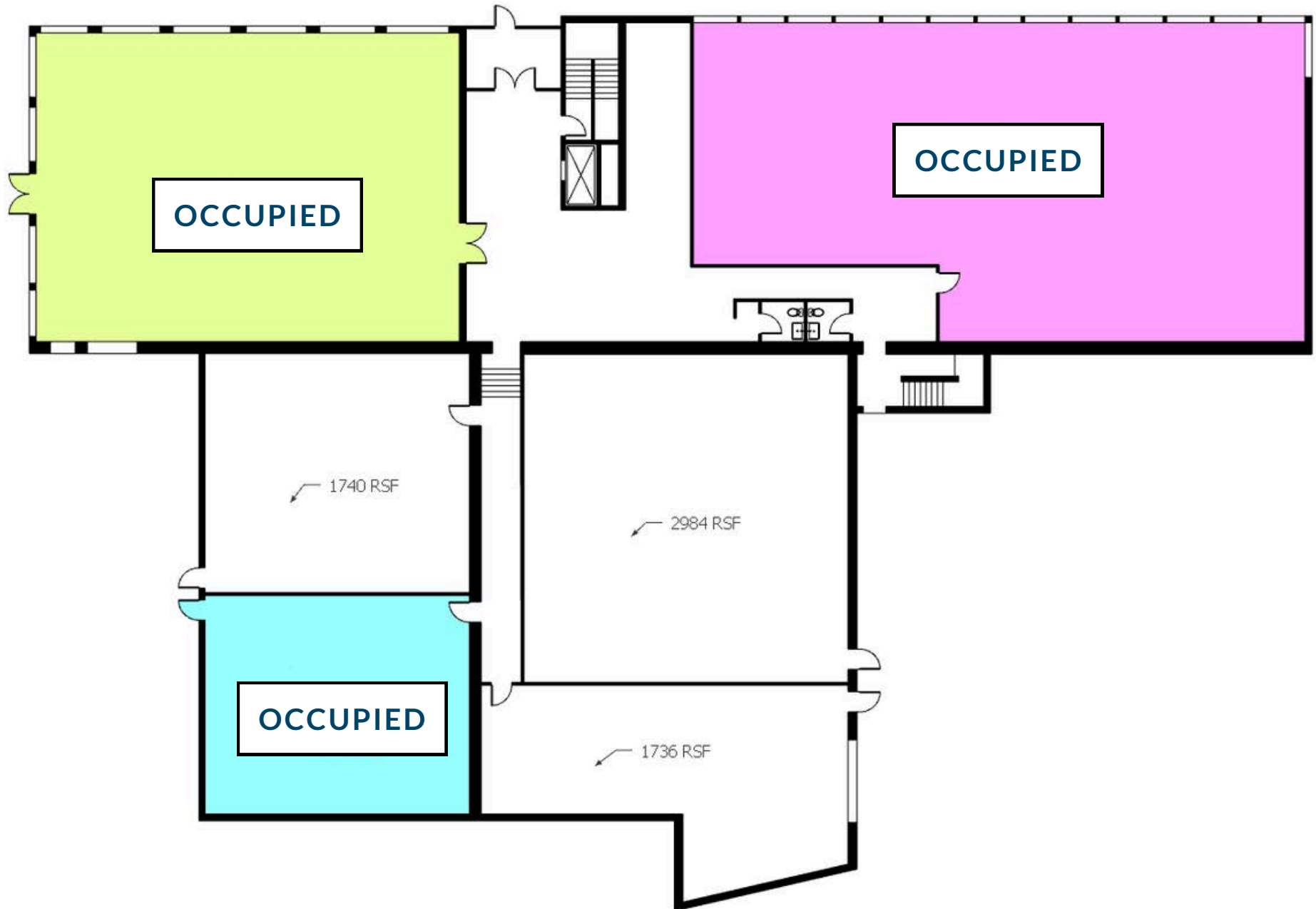
- Building Size: +/- 35,000 SF
- Can deliver from 1,700-15,000 SF for an Owner-User in various units
- Existing actual NOI of \$256,000 from various Tenants including Northwell Health
- Projected NOI: **\$578,094**
- Brand New Lobby
- Unique Purchase Opportunity
- Retail Unit Available with Signage on Jericho Turnpike
- Unique Purchase Opportunity
- 5 minutes to the Northern State Parkway & Long Island Expressway
- C6 Zoning Permitted uses include: Office/medical, retail, woodworking, auto parts, storage for contractors including plumbing, heating, electrical, painting, roofing, decorating and more.



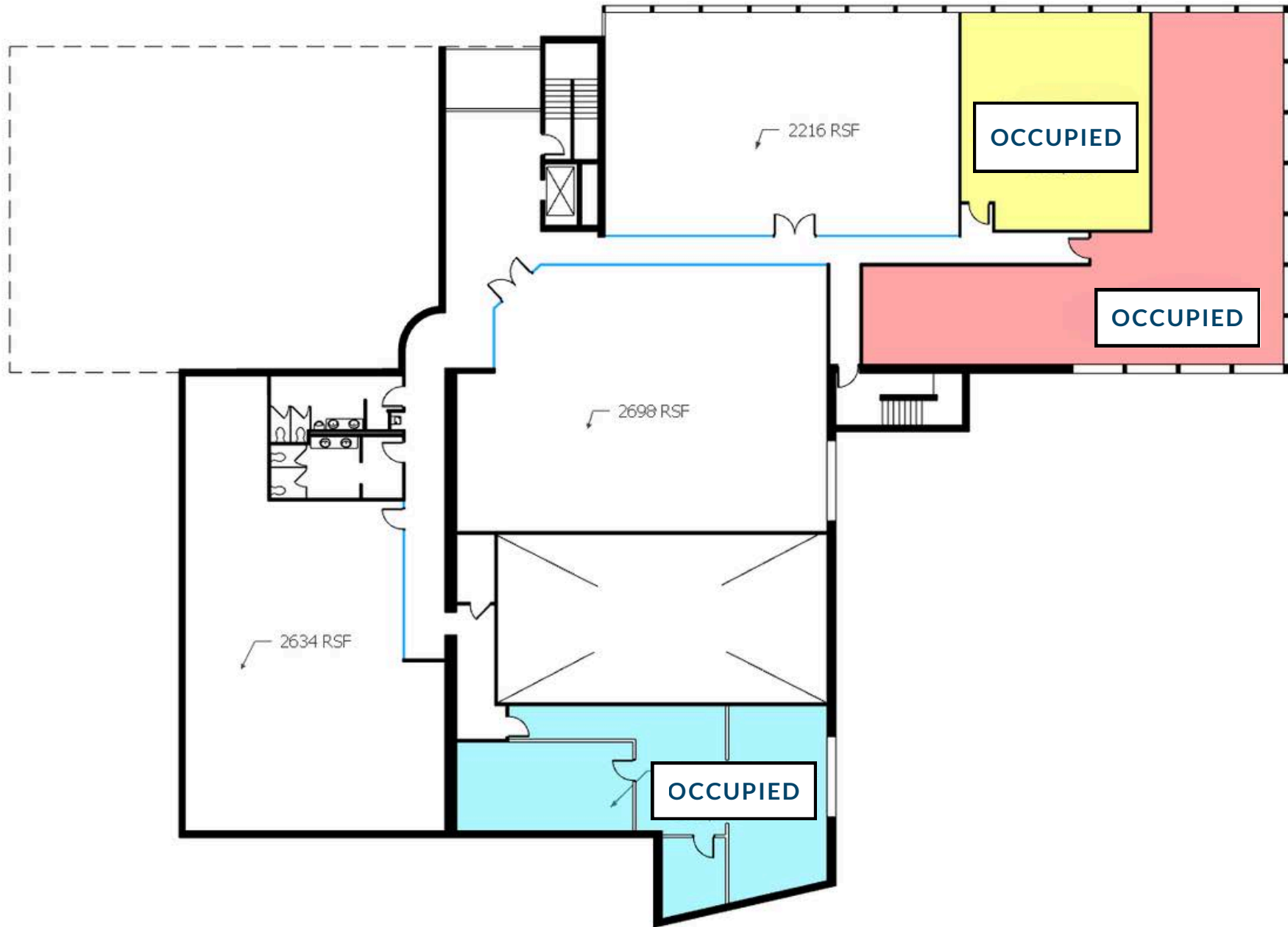
LOCATION OVERVIEW



FLOOR PLAN 1ST FLOOR



FLOOR PLAN 2ND FLOOR



PARKING ON-SITE



1160 E JERICHO TURNPIKE, HUNTINGTON, NY

FOR MORE INFORMATION, PLEASE CONTACT:

CHIP ENTWISTLE
(516) 457-9683
CE@ACCSPACE.COM

DAYLAN BISRAM
(347) 990-4911
DBACCSPACE.COM

JAREN IMBERMAN
(516) 462-1126
JI@ACCSPACE.COM



130 CROSSWAYS PARK DR, STE 106
WOODBURY, NY 11797
(516) 277-0666
WWW.ACCSPACE.COM

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