

OFFERING MEMORANDUM

Medical/Professional Office Condo | 755 Park Avenue Huntington, NY 11743

FOR SALE



Commercial



EXECUTIVE SUMMARY



Medical/Professional Office Condo | 755 Park Avenue Huntington, NY 11743

Total Building Size:	25,412 SF	Lot Size:	1.9 Acres
Available Unit Size:	884 SF	Parking:	90 Spaces
Traffic Counts:	25,000 + Cars per day	Zoning:	C (Commercial)
Annual Taxes:	\$4,141.37	Sale Price:	\$359,000

Low Common Charges- \$625.26 per month. For more information or to schedule an appointment, contact Exclusive Listing Agent, Mike Lightcap.

Property Overview

Excellent opportunity to acquire Suite 120, a turnkey medical or professional office condominium at 755 Park Avenue. This suite offers approximately 885 square feet within a one-story, 26,000+ square foot professional office building situated on a spacious 1.90-acre lot with ample on-site parking.

Positioned at the main entrance, Suite 120 is the first office at the entry, providing exceptional visibility and immediate presence for patients, clients, and visitors. The location benefits from more than 25,000 vehicles passing daily, ensuring strong exposure and accessibility. The building itself is well-maintained and professionally landscaped, reflecting the care and attention given to its upkeep, and offers an excellent setting for a wide range of medical or professional uses. Just minutes from Huntington Villager and Northwell Health's Huntington Hospital.

The office space features a large waiting area, welcoming reception area, multiple exam rooms/offices plus an executive office. Designed for functionality and comfort, the layout supports efficient operations while providing a professional environment for staff and visitors alike.

Property Highlights

- Turnkey Medical/Professional Suite: Approximately 885 SF office condominium designed with waiting area, reception, exam rooms, and private executive office.
- Prime Location: Situated at 755 Park Avenue within a 26,000+ SF professional office building on 1.90 acres, with excellent visibility to over 25,000 vehicles daily.
- Ample Parking & Accessibility: Generous on-site parking and single-story layout provide convenient access for patients, clients, and staff.
- Well-Maintained Asset: Professionally landscaped and carefully managed building offering a strong impression and ready-to-use space for medical or professional practices.

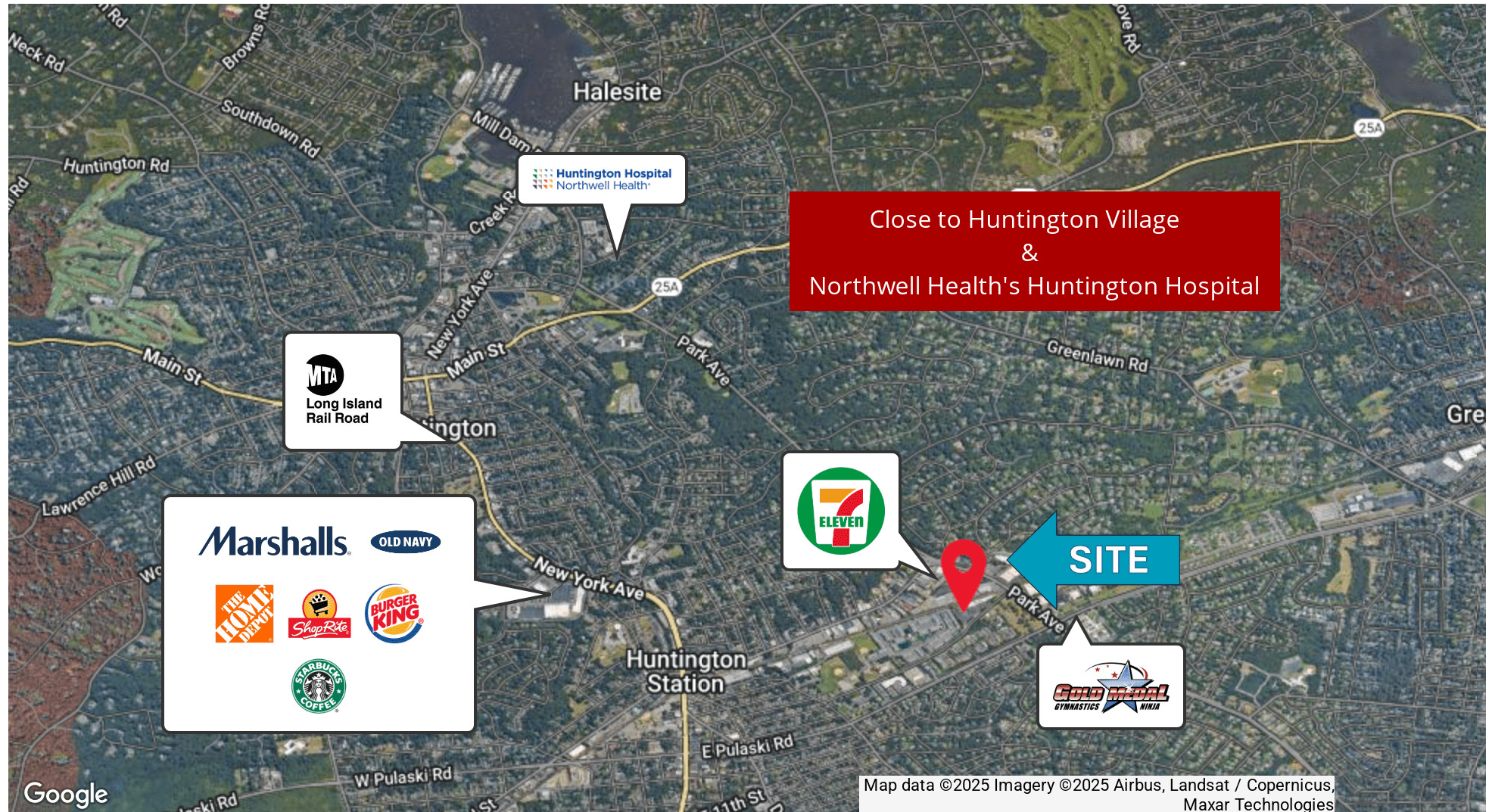
Exclusively represented by:

Mike Lightcap

Licensed Real Estate Salesperson
631.445.5756 Email: mike.lightcap@elliman.com

RETAILER MAP

Medical/Professional Office Condo | 755 Park Avenue Huntington, NY 11743



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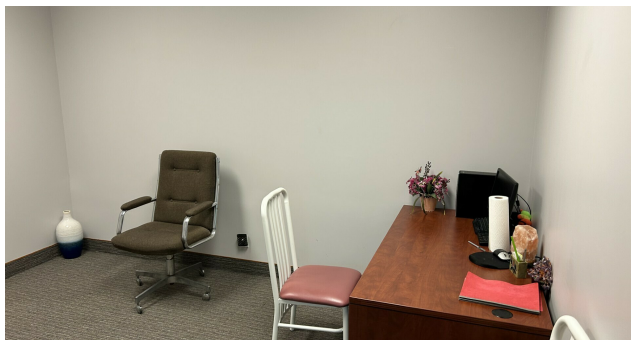
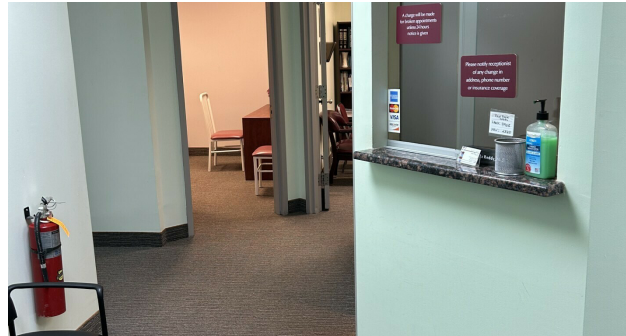
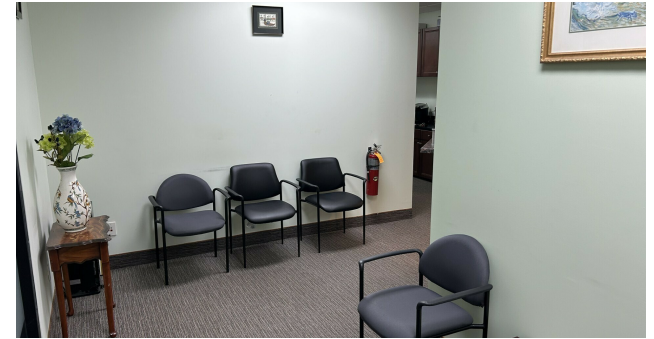
Mike Lightcap

Licensed Real Estate Salesperson

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ADDITIONAL PHOTOS

Medical/Professional Office Condo | 755 Park Avenue Huntington, NY 11743



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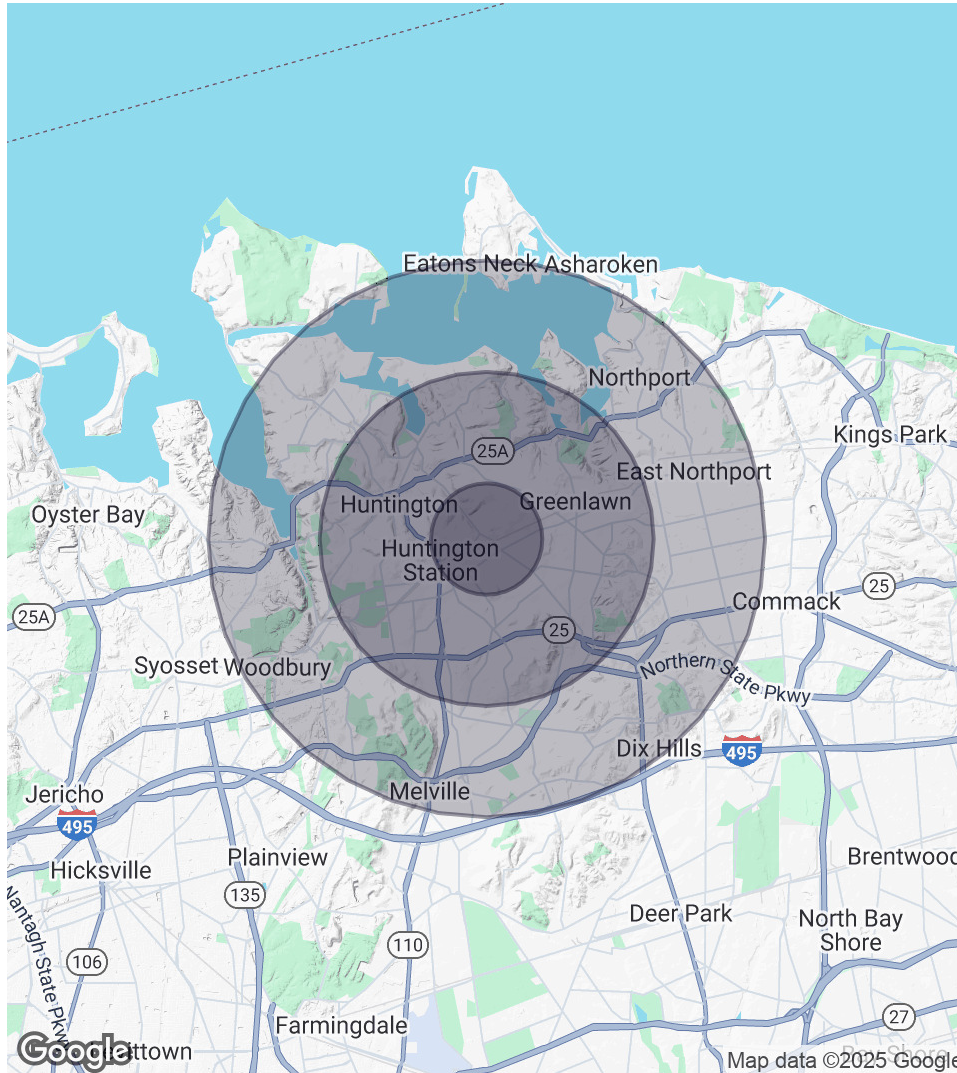
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DEMOGRAPHICS MAP & REPORT

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1 Mile Radius

Population

13,436

Households

4,213

Average HH Income

\$165,575

3 Miles Radius

Population

91,781

Households

31,165

Average HH Income

\$189,031

5 Miles Radius

Population

175,494

Households

60,274

Average HH Income

\$207,028

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SUITE 12

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We Are Commercial Real Estate

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