



63 Middle Neck Rd

Great Neck, NY 11021

**TROPHY RETAIL OPPORTUNITY
PRIME GREAT NECK LOCATION**



\$3,850,000

Rozita Soomekh- Results Powered by Rozita

Licensed Associate Real Estate Broker
Douglas Elliman Commercial - Long Island
516.498.2152
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For Sale Opportunity



Overview

Sale Price:	\$3,850,000
Building Size:	4,455 SF
Lot Size: :	0.05 AC
Year Built:	1919
Renovated:	Recent



Property Overview

Prime gold coast opportunity on one of the most coveted retail corridors in Great Neck, the property presents a rare opportunity to acquire a 4,455 SF, two-story retail/office building in a market defined by affluent demographics, high-end retail, and exceptional demand plus a full finished basement. Currently occupied by Nardo Shoes, a highly regarded, 26-year established high-end retailer, the property can be delivered vacant, offering immediate flexibility for an owner-user or the opportunity to lease at premium market rents. The second floor offers an open layout with 14 foot cathedral ceiling heights and private rear offices, a kitchen, and bathroom. The building has a full sprinkler and fire alarm system. Originally built in 1919 and a recently fully renovated with a modernized façade.

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Annual Operating Expenses

General Taxes:	\$27,422.00
Village Taxes:	\$9,755.00
BID:	\$738.00
Sprinkler Maintenance & Inspection:	\$1,870.00
Real Estate Insurance:	\$7,000.00
Total:	\$46,785.00



Building Highlights

- Two stories plus a fully finished, dry basement
- 14 foot ceiling heights
- Second floor with skylights and several windows
- Full sprinkler and fire alarm system throughout the entire property
- Reinforced concrete construction
- Flexible layout ideal for retail, medical, office, showroom, or food use

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Highlights



Key Investment Highlights:

- Can be delivered vacant – Immediate Upside
- Prime Middle Neck Road Retail Frontage
- High Foot Traffic + Strong Daily Car Counts
- Surrounded by Luxury Retail & Dining
- Affluent, Growing Demographic Base
- Under 30 Minutes to Manhattan via LIRR
- Ideal for Owner-User or Value-Add Investor

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2nd Floor Interior



The premises feature a handicap accessible bathroom on the first floor for convenience and compliance. The second floor is equipped with an additional bathroom as well as a kitchenette area, providing added functionality for staff or supplemental use

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Lower Level Interior



A full basement provides valuable additional space ideal for storage or support operations. The property is serviced by central HVAC, delivering year-round comfort with efficient heating and cooling throughout the premises

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Retail Opportunity



Retailer Map

This property sits in the epicenter of Middle Neck Road, surrounded by luxury boutiques, top-tier restaurants, and national retailers, benefiting from strong foot traffic and consistent vehicular traffic throughout the day



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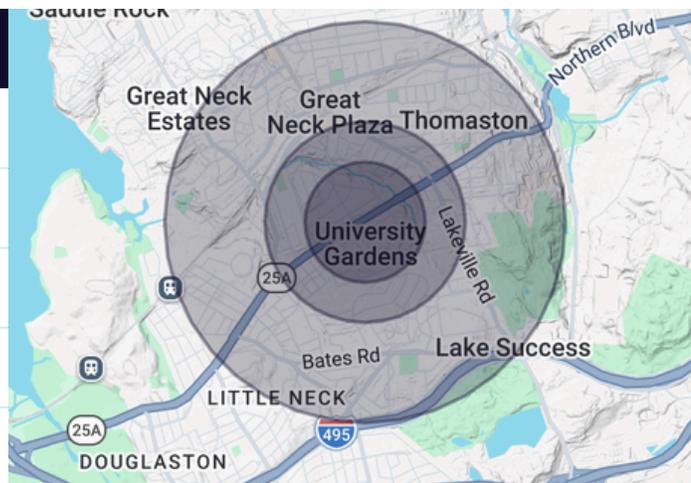
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Demographics

Great Neck continues to see increasing residential demand, driven by its top-rated schools and seamless commute to Manhattan in under 30 minutes via the nearby Great Neck LIRR Station—just steps away from the property.

	0.3 Miles	0.5 Miles	1 Mile
Population			
Total Population	933	6,358	23,871
Average Age	43	45	46
Average Age (Male)	41	43	44
Average Age (Female)	44	46	48



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