

+/- 3,500 FREESTANDING MEDICAL OFFICE

123 Stewart Ave | Hicksville, New York 11801

FOR SALE



Commercial



EXECUTIVE SUMMARY

123 Stewart Ave | Hicksville, New York 11801

Building Size:	3,500 SF	Lot Size:	0.47 Acres
Year Built:	1972	Parking:	+/- 30 Spaces
Heat/HVAC	Oil Heat/CAC	Zoning:	NB (Neighborhood Business)
Annual Taxes:	\$33,156.59	Sale Price:	\$1,250,000.00

For More details or to schedule a private tour, contact Michael Murphy

FREESTANDING MEDICAL OFFICE BUILDING FOR SALE

123 Stewart Avenue in Hicksville is a freestanding, single-story 3,500 SF medical or professional office building situated on 0.46 acres along a heavily traveled corridor in the Town of Oyster Bay. The property offers strong visibility, exceptional accessibility, and convenient proximity to major hospitals including Syosset Hospital, St. Francis, and North Shore University Hospital. The interior features three brand-new HVAC units, oil heat, a large inviting waiting room with a reception area, nine exam rooms, three consultation or executive offices, three bathrooms, and a dedicated lab area. Property offers ample parking plus a detached two bay garage offering ample storage or potential for rental income.

Positioned just off the Wantagh State Parkway, the building provides seamless access to major highways and is located minutes from the LIRR, national retailers, and a wide range of local amenities. The site includes parking for approximately 30 vehicles, making it well-suited for medical practices, professional offices, or service-based users. With annual taxes of \$33,156.59, the property presents a compelling opportunity for an owner-user or investor seeking a well-located, adaptable building in a high-demand commercial market.

Exclusively represented by:

Michael G. Murphy

President | Commercial Division

631.858.2460 Email: michael.murphy@elliman.com

COMPLETE HIGHLIGHTS

123 Stewart Ave | Hicksville, New York 11801



Property Highlights

- High-Visibility Freestanding Asset | A 3,500 SF medical or professional building positioned along one of Hicksville's busiest commercial corridors, offering strong daily exposure.
- Prime Central Accessibility | Located on 0.46 acres just off the Wantagh State Parkway and minutes from the LIRR, major highways, national retailers, and key amenities.
- Turnkey Medical Interior Layout | Features a spacious waiting room, reception area, nine exam rooms, executive offices, a lab area, and brand-new HVAC units, providing immediate usability.
- Ample On-Site Parking | Parking for approximately 30 vehicles supports smooth patient and staff flow and accommodates a wide range of medical or professional users.
- Strong Owner-User or Investor Appeal | Competitive taxes and a highly desirable location create a rare opportunity in a supply-constrained, high-demand commercial market.

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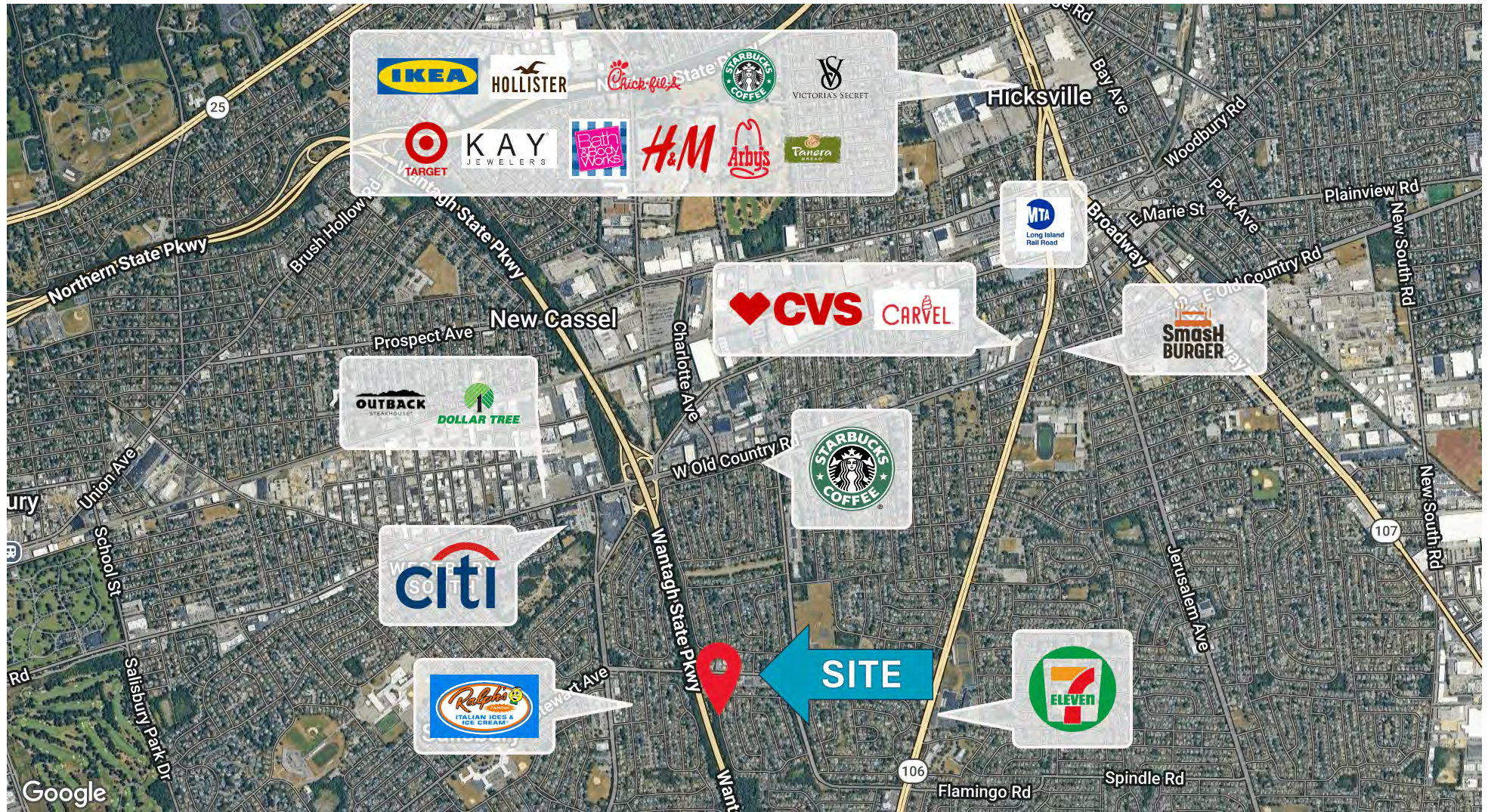
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RETAILER MAP

123 Stewart Ave | Hicksville, New York 11801



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EXTERIOR PHOTOS

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INTERIOR PHOTOS

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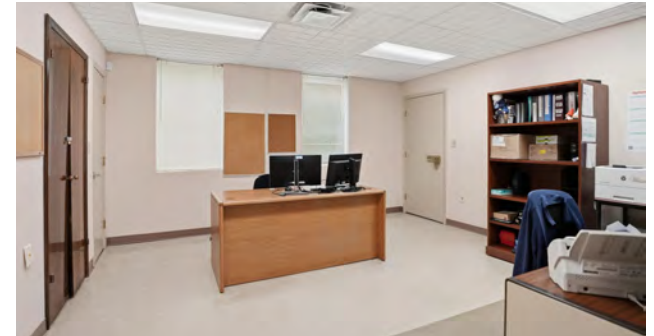
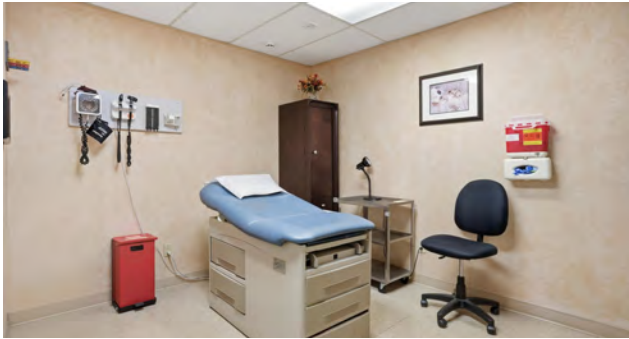
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ADDITIONAL PHOTOS

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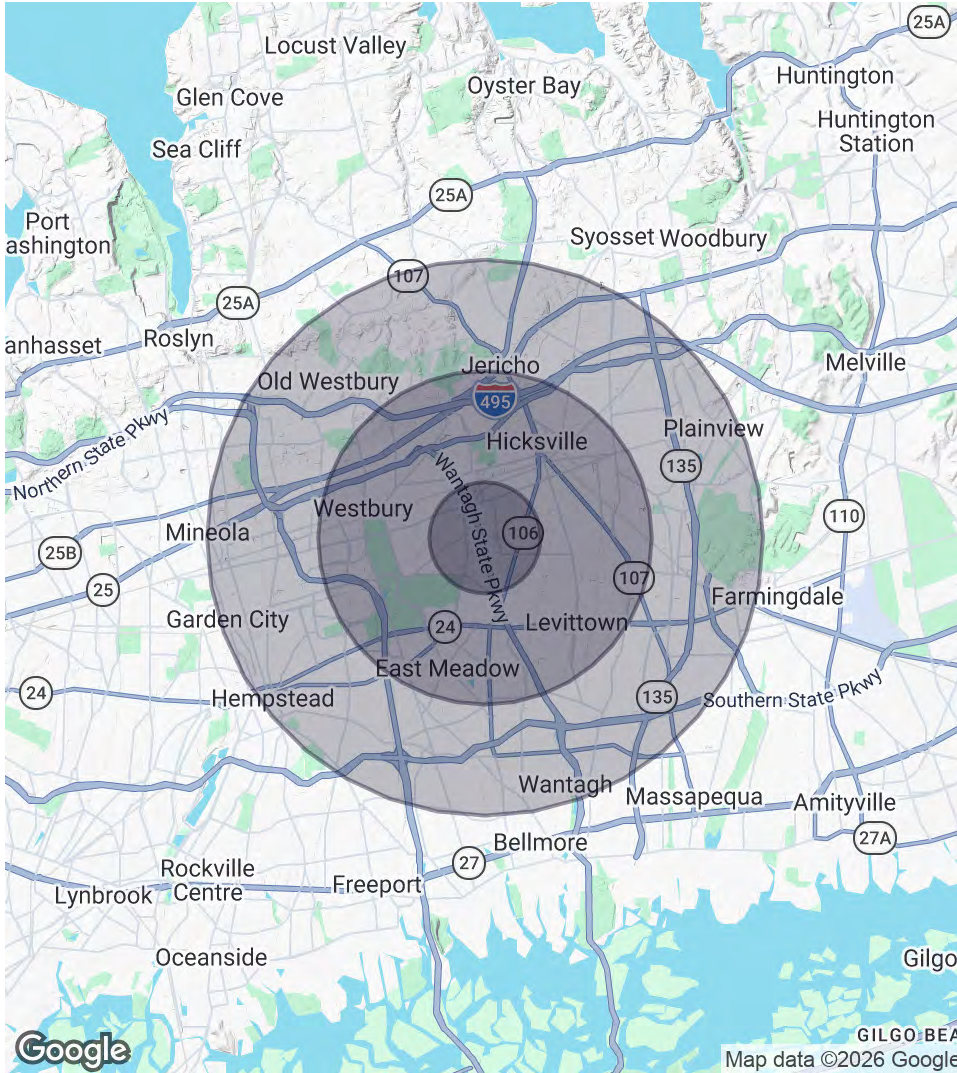
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DEMOGRAPHICS MAP & REPORT

123 Stewart Ave | Hicksville, New York 11801



1 Mile Radius

Population
21,574
Households
6,857
Average HH Income
\$174,363

3 Miles Radius

Population
163,884
Households
51,631
Average HH Income
\$169,112

5 Miles Radius

Population
428,580
Households
134,774
Average HH Income
\$181,146

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