

OFFERING MEMORANDUM

359 Duffy Ave Hicksville NY | 359 Duffy Ave Hicksville, NY 11801

FOR SALE



Commercial



EXECUTIVE SUMMARY

359 Duffy Ave Hicksville NY | 359 Duffy Ave Hicksville, NY 11801

Building Size:	19,120 SF	Lot Size:	1.87 Acres
Office Space:	10%	Zoning:	L1 (Light Industrial)
Ceiling Height:	14 Feet	Power:	400 AMP (3 Phase)
Drive In Doors:	(5) Five	Years in Business:	30
Annual Taxes:	\$101,738.00	Sale Price:	On Request

Property Overview

Incredible Opportunity to Purchase 19,120 SF Industrial Building with 1000 + Feet of Frontage on heavily traveled Duffy Avenue. 1.87 Acre Lot runs corner to corner and sits at a four-way traffic lit intersection. Located across from Brand-new state of the art 195K SF Lincoln Logistics Building. This property houses a long established (Over 30 years) Turnkey Auto Body Repair/Towing Business that is also available for sale. Zoned Light Industrial, features include 14-foot clear ceiling height, heavy power, Five (5) Drive-ins, 10% Office, Three (3) curb cuts and fenced in yard. Situated just minutes from the Wantagh Expressway, Norther State Parkway, heavily traveled Route 106 and other major thoroughfares in an excellent demographic. For pricing and full details, please contact the Exclusive Listing Broker, Michael Murphy.

Exclusively represented by:

Michael G. Murphy

President | Commercial Division

631.858.2460 Email: michael.murphy@elliman.com

PROPERTY HIGHLIGHTS

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- Turnkey Auto Body/Towing Business + Property For Sale
- Corner Property at 4-Way Traffic Lit Intersection
- 400 AMP Electric Service
- Large Fenced Yard Offers Ample Outdoor Storage
- 19,120 SF Building (10% Office)
- Five Drive In Doors
- 14 Foot Clear Ceiling Height
- Current Business in Operation for 30 Years

Join Neighbors:



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ADDITIONAL PHOTOS

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AERIAL VIEW OF PROPERTY

359 Duffy Ave Hicksville NY | 359 Duffy Ave Hicksville, NY 11801



Exclusively represented by:

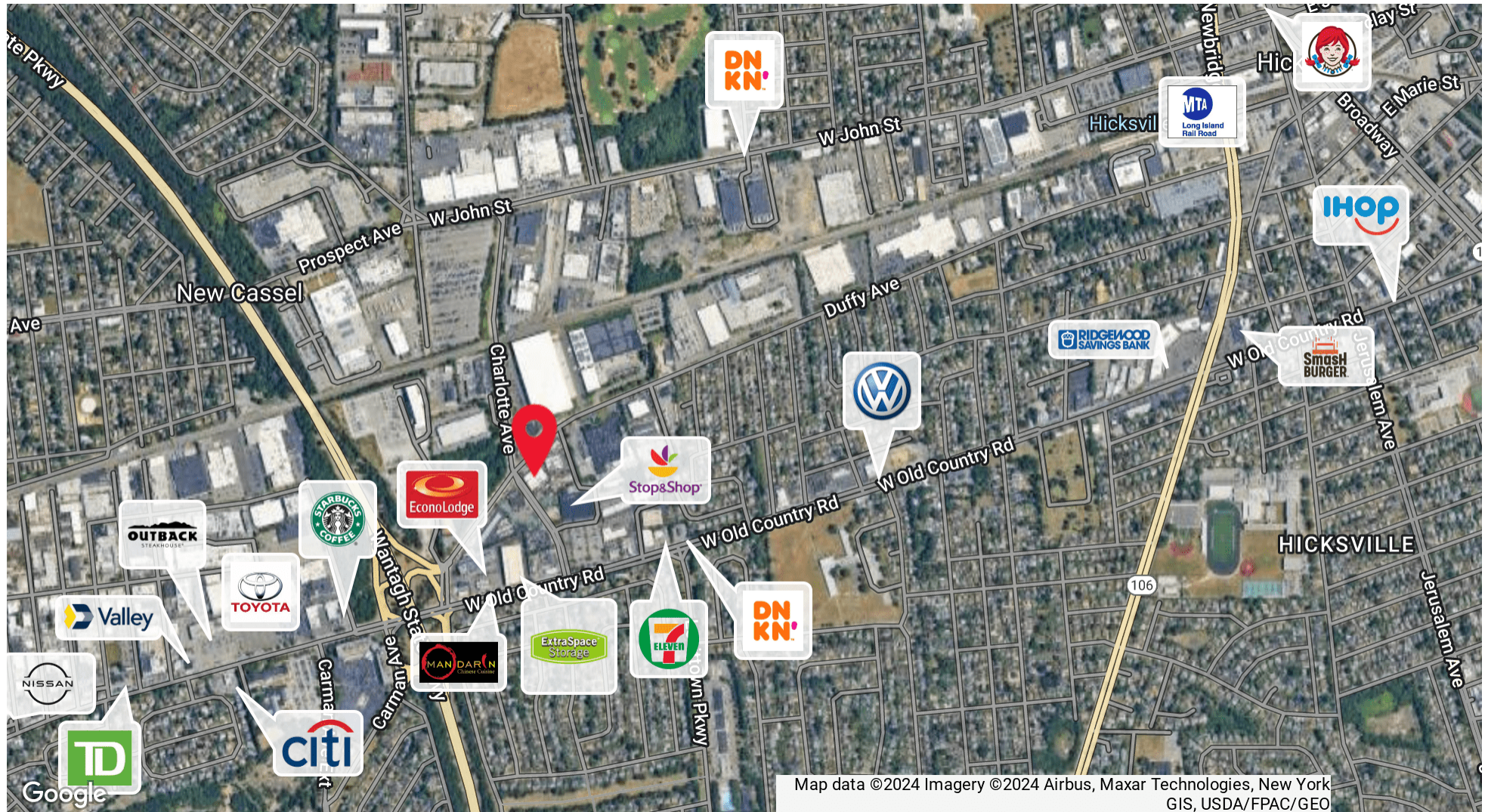
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RETAILER MAP

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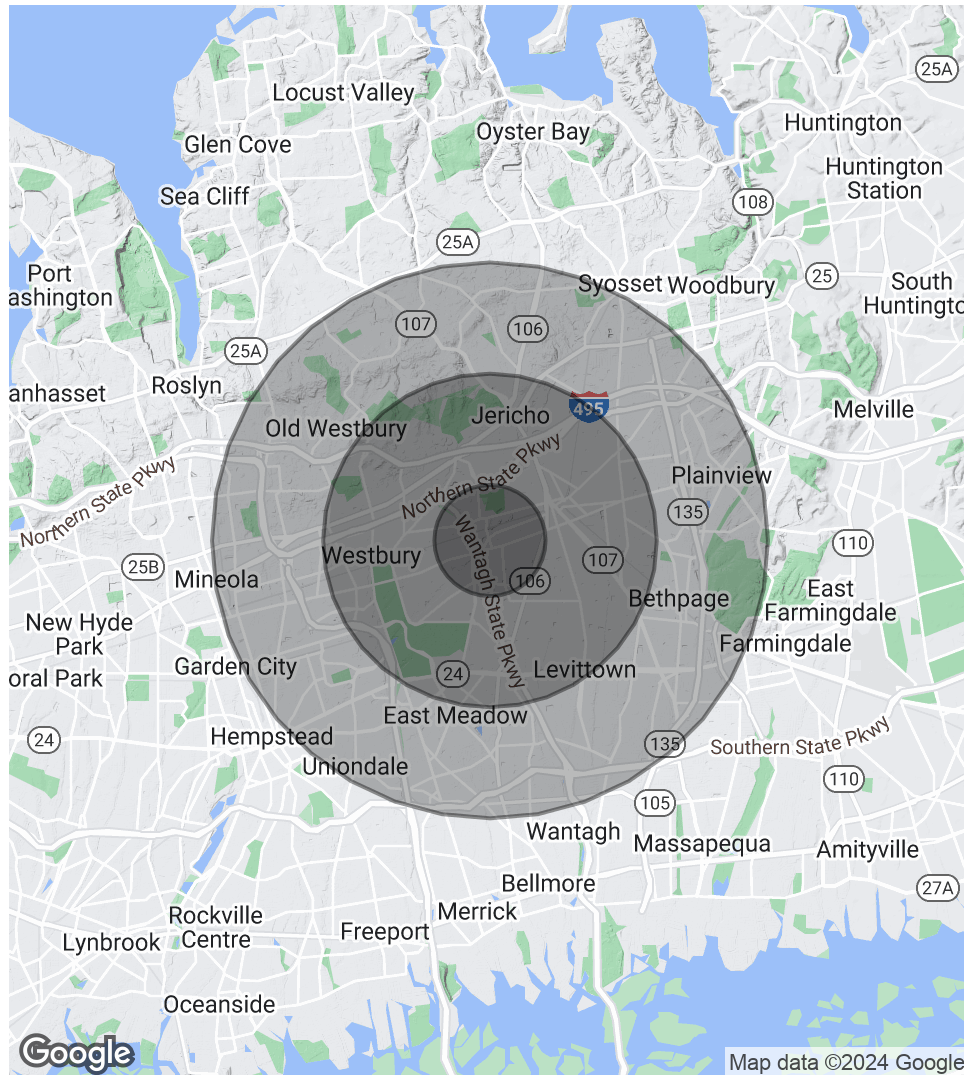
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DEMOGRAPHICS MAP & SNAPSHOT

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1 Mile Radius

Population
19,291
Households
5,310
Average HH Income
\$133,578

3 Miles Radius

Population
146,505
Households
47,264
Average HH Income
\$141,896

5 Miles Radius

Population
374,816
Households
123,244
Average HH Income
\$151,571

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michael.murphy@elliman.com

Direct: 631.858.2460 | Cell: 631.834.2626

Professional Background

Michael G. Murphy is the President & Head of Operations of Douglas Elliman Real Estate's Commercial Division, a leading full-service commercial brokerage firm. In addition to his role overseeing the day-to-day operations of the multibillion-dollar Commercial office, Michael also sits on the Senior Executive Advisory Board at Elliman, one of the leading real estate firms in the world. In his innumerable roles Michael is responsible for strategic planning and the company's day-to-day commercial operations that involves overseeing more than 100 offices spanning across the five boroughs. He plays a pivotal role in the recruitment of top talent, business development, and integrating the company's real estate brokerage activities with project management and facilities management.

A trendsetter in the world of real estate, Murphy is responsible for the inception of a full-service commercial real estate division at Douglas Elliman. In 2003, it was Michael who shaped the idea of a commercial unit to take advantage of the referrals that were filtering out of the company's residential offices. Since its commencement, Michael has developed an exceptional referral base of loyal clients, completing in excess of a billion dollars in real estate transactions which include Hotels, Shopping centers, Triple Net opportunities, Land deals, several noteworthy office/ industrial leases and retail developments with national chains. Having represented some of the most recognized names in the Real Estate and Business arena, Michael brings a depth of knowledge to the Commercial Division that is second to none.

A self-starter, creative problem solver and an expert negotiator, Murphy has proven to be a trailblazer and is an iconic figure in the business industry. Prior to joining Douglas Elliman, he was a managing principal at Global Commercial Realty. He also co-owned and operated the "Dublin" Group, a chain of successful restaurant/bars throughout the Long Island area including Dublin Down, Dublin Over, Dublin Deck, Planet Dublin, Murphy's Law, Venue 56, as well as his newest venture in the hospitality, Industry Prato 850, A Gastro Pub, and hot spot in Commack.

In 2007 Michael was a recipient of Long Islands Prestigious 40 under 40 award, which is given to outstanding members of the business community who are under the age of 40. For well over a decade Michael has consistently been honored with numerous TOP Broker awards such as the Pinnacle Award, Platinum award and has consecutively been presented with the Award for # 1 Commercial Broker for GCI and Transactions within the Elliman network. Michael was also the Recipient of the CoStar Power Broker Award in 2016, 2017, 2018 and 2019 and was honored as Long Island Business News Top Commercial Broker for 2017.

Michael has an extensive academic background receiving his MBA in International Business from Franklin College, in Lugano Switzerland where he was selected from an elite group of scholars to participate in a one year accelerated program after first receiving his B.A. from CW Post Long Island University, where he played football on scholarship.

His professional affiliations include Commercial Industry Brokers Society of Long Island (CIBS), International Council of Shopping Centers (ICSC), Long Island Commercial Network (LICN) and LIBI. He participates in several philanthropic activities donating both time and financial aid to various charities including the Sunshine Kids, American Heart Association, Toys for Tots, St. Jude, All Inclusive Lacrosse and more.

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We Are Commercial Real Estate

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Commercial real estate involves more than just property listings. To get the most effective results, you need to partner with a company that has a full complement of services and an in-depth team of professionals to help with all your needs. Douglas Elliman's team of commercial real estate experts is committed to unrivaled performance standards when working with tenants, investors, purchasers and owners. We represent all major property types including office, industrial, retail, apartment and land. We treat each other each assignment with commitment and focus, from a single transaction in a local market to national and multi-market assignments. We help negotiate contracts, coordinate construction and provide both property management as well as ongoing advisory service to satisfy your changing real estate needs. Our breadth of market knowledge, unprecedented network and use of innovative technology extend to all types of property transactions. For information on our services please contact us today.