

OFFERING MEMORANDUM

1839-1841 New York Avenue | Huntington Station, New York 11746

FOR SALE



Commercial



ellimancommercial.com

EXECUTIVE SUMMARY



1839-1841 New York Avenue | Huntington Station, New York 11746

Building Size:	1+/-0,000 SF	Lot Size:	0.31 Acres
Year Built:	2003	Parking:	22 Spaces
Zoning:	C-6	Zoning:	C-6
Overhead Door:	One 12-foot Door	Frontage:	51 + Feet
Annual Taxes:	+/- \$36,000.00	Sale Price:	On Request

Property Overview

10,000± square foot office complex is prominently located on heavily trafficked New York Avenue, offering excellent visibility and accessibility in the heart of Huntington. Situated on a 0.31-acre lot, the property includes a gated rear area with approximately 22 parking spaces, providing both convenience and security for staff and visitors. The building underwent a comprehensive renovation in 2009. The main level spans approximately 4,777 square feet and features 11 private offices, three support rooms, a large conference room, reception area, two restrooms, a service elevator, and a 12-foot overhead door—well suited for businesses requiring light distribution or equipment access. The lower level offers an additional 4,223 square feet and includes five private offices, a fully equipped TV/media studio, two flexible-use rooms, a large bathroom, two waiting areas, an open bullpen workspace, and a kitchenette with a lounge area. This layout makes the property highly adaptable to a wide range of professional uses. Ideal for production or recording studios, creative agencies, law firms, design or architecture practices, or a company headquarters, the building’s location is just minutes from the Huntington LIRR station and is surrounded by national retailers. With easy access to major roadways and commuter routes, this property offers a strategic setting for businesses seeking visibility and convenience.

Exclusively represented by:

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Michael G. Murphy

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PROPERTY HIGHLIGHTS

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- **Premier Location:** Positioned along one of Huntington's busiest thoroughfares, this property offers excellent visibility and swift access to commuter routes and transit.
- **Two-Level Versatility:** With a thoughtfully designed upper and lower level, the space supports a range of operational needs—from client-facing offices to creative studios.
- **Move-In Ready:** The building underwent a full renovation, delivering a polished, updated environment suited to modern business standards.
- **Secure Parking:** A gated rear area provides dedicated off-street parking, enhancing both convenience and safety for staff and visitors.
- **Adaptable Amenities:** The layout includes features like a media production studio, a large conference space, private offices, support rooms, and a high-clearance overhead door for practical access

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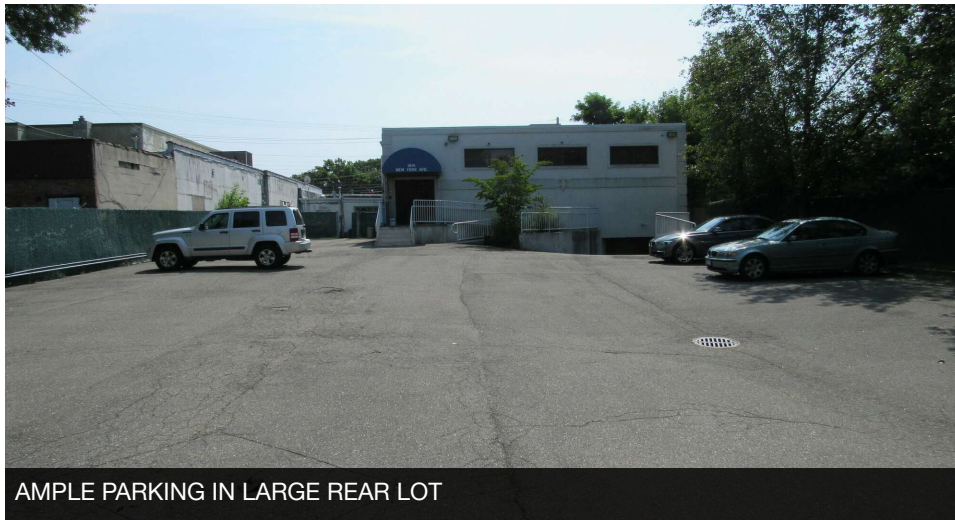
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EXTERIOR PHOTOS

1839-1841 New York Avenue | Huntington Station, New York 11746



HIGHLY VISIBLE FACADE ON HEAVILY TRAVELED NEW YORK AVENUE (RTE 110)



AMPLE PARKING IN LARGE REAR LOT



GATED REAR PARKING OFFERS SECURITY AND PRIVACY

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INTERIOR PHOTOS



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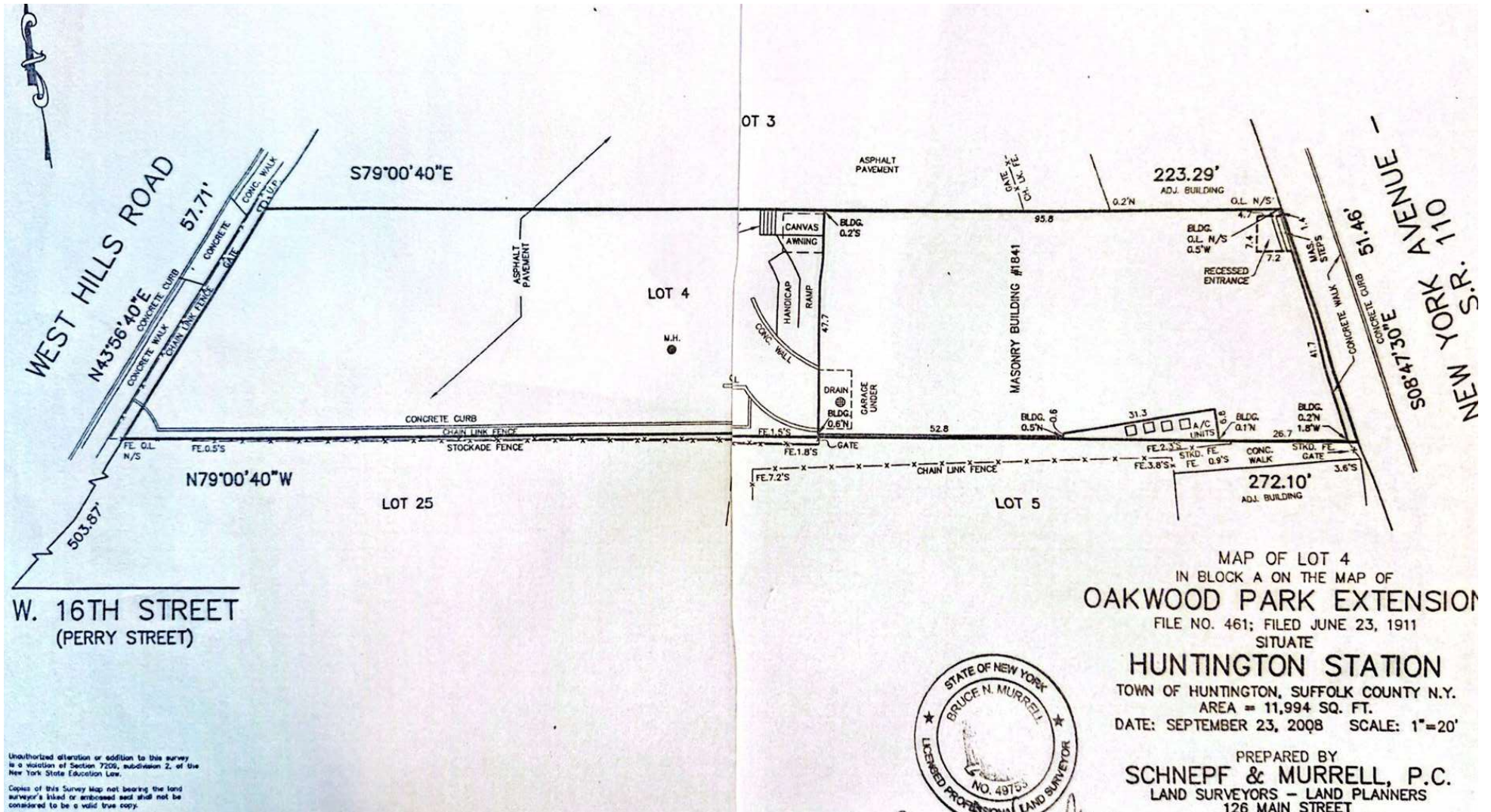
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SITE PLANS

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AERIAL VIEW OF PROPERTY



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RETAILER MAP

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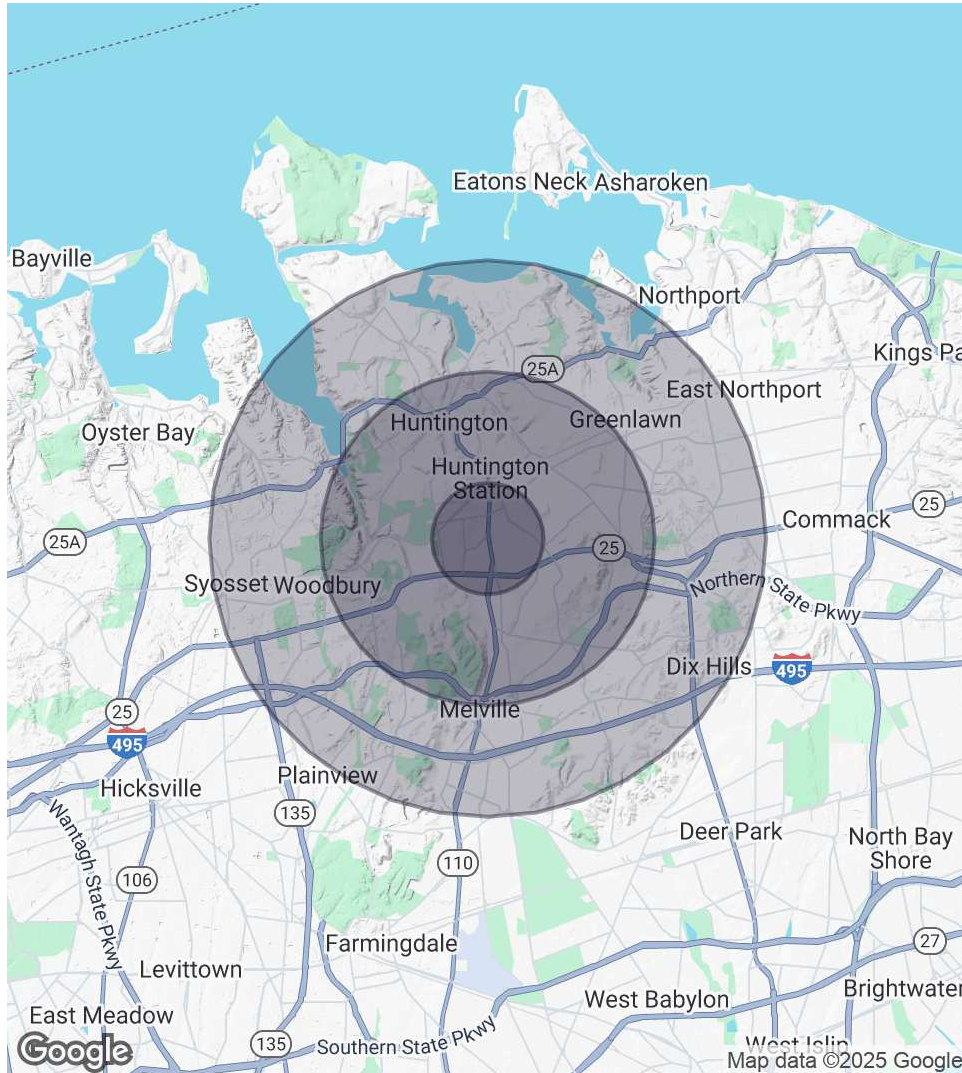
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DEMOGRAPHICS MAP & REPORT

1839-1841 New York Avenue | Huntington Station, New York 11746



1 Mile Radius

Population

21,218

Households

5,894

Average HH Income

\$138,033

3 Miles Radius

Population

84,531

Households

28,189

Average HH Income

\$185,620

5 Miles Radius

Population

177,473

Households

60,479

Average HH Income

\$210,821

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We Are Commercial Real Estate

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