



**BERKSHIRE  
HATHAWAY**

LAFHEY  
INTERNATIONAL  
REALTY

COMMERCIAL SERVICES

OFFICE SPACE FOR LEASE

**445 NEW YORK AVE**  
**HUNTINGTON, NY**

ASKING NET RENT  
**\$38/SF**

UNIT SIZE  
**5,200 SF**  
*(Divisible by 1,100 or 4,400)*

ZONING  
**C6**

PARKING  
**22 SPACES**

TRAFFIC COUNT  
**15,000 VPD**

## PROPERTY SUMMARY

Berkshire Hathaway Commercial Services is pleased to present a **prime leasing opportunity at 445 New York Avenue in Huntington, NY.**

Built in 1971 with a **full modern renovation in 2019**, this **5,200 SF property** offers flexible configurations, **divisible into 1,100 SF or 4,400 SF spaces**, making it ideal for a wide range of **retail, office, or service-oriented uses**. The property benefits from **C6 zoning in the Town of Huntington**, allowing for multiple business opportunities, and features **22 dedicated parking spaces**; an invaluable asset in this high-traffic corridor.

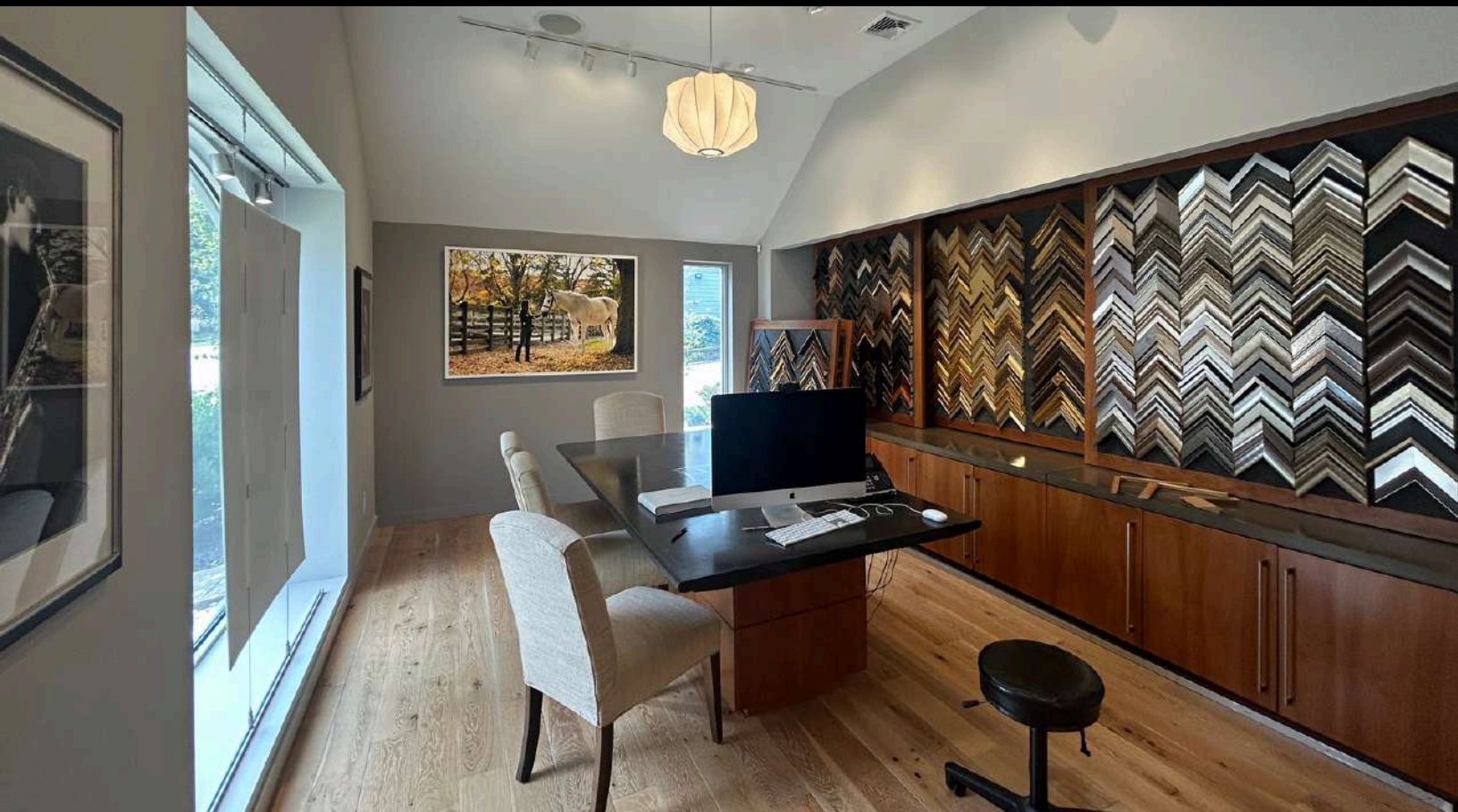
Situated along busy **New York Avenue** with a traffic count of approximately **15,000 vehicles per day**, the site provides excellent visibility and exposure. **Current tenants include a photographer and a real estate agent**, making this a vibrant location with built-in traffic.

**Contact us today** to learn more about available configurations and schedule a tour of 445 New York Avenue.

**CLICK TO VIEW ON WEBSITE**



**[CLICK HERE](#)** TO VIEW AN AERIAL DRONE TOUR







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#### Disclaimer

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