



**THE HUNTINGTON ATRIUM**  
775 PARK AVENUE

**DGNY**  
Commercial

**775 PARK AVE, SUITE #135, HUNTINGTON, NY**

**FOR SALE: Medical/Office Condo  
±1,100 SF Unit in The Huntington Atrium**

**Asking Price: \$330,000**



**Jansen Hafen**

Associate Real Estate Broker

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# Class - A Medical/Office Building located on Park Avenue Commercial Corridor



## FOR SALE: ASKING PRICE \$330,000

±1,100 SF MEDICAL/OFFICE CONDO

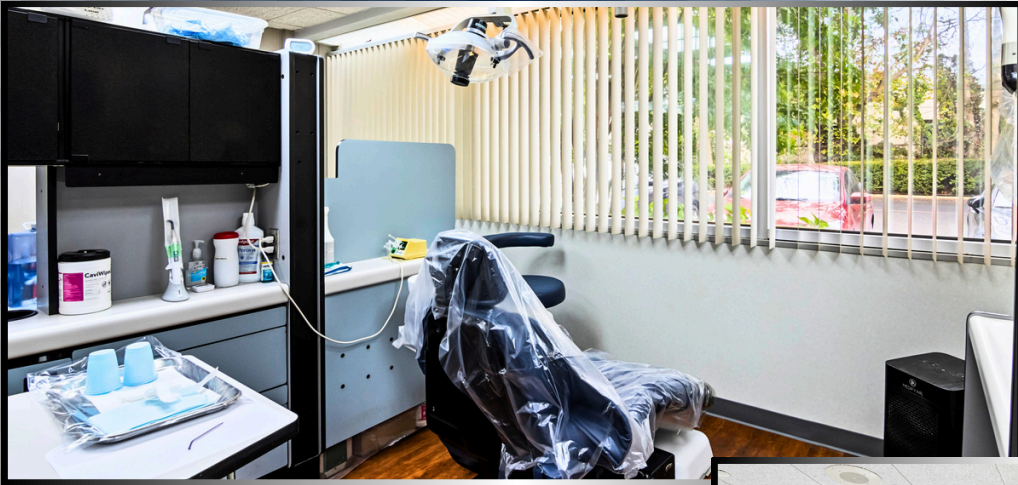
### BUILDING HIGHLIGHTS:

- Class-A elevator building located in close proximity to Huntington Village, LIRR Huntington line and Huntington Hospital
- Convenient access to LIE, Northern State Parkway, Routes 25A & 110
- Over 350 dedicated parking spots for tenant and visitor parking
- 24/7 access to building via code lock
- On-site property manager

### AREA DEMOGRAPHICS

|                    | 2 Mile    | 5 Miles   | 10 Miles  |
|--------------------|-----------|-----------|-----------|
| POPULATION:        | 50,164    | 160,201   | 568,257   |
| AVERAGE HH INCOME: | \$149,389 | \$167,480 | \$161,832 |

# Building Description: Class-A 80,000 SF office building located on Park Avenue Commercial Corridor



## Space Highlights:

Currently used as a dental office conveniently located steps from side lobby entrance

Space includes spacious waiting/reception area, 1 exam room, 2 treatment stations, sterilization area, X-ray station, private office, dedicated bathroom and utility closet

Dedicated HVAC with separate meters for water and electric

Turn-key condition

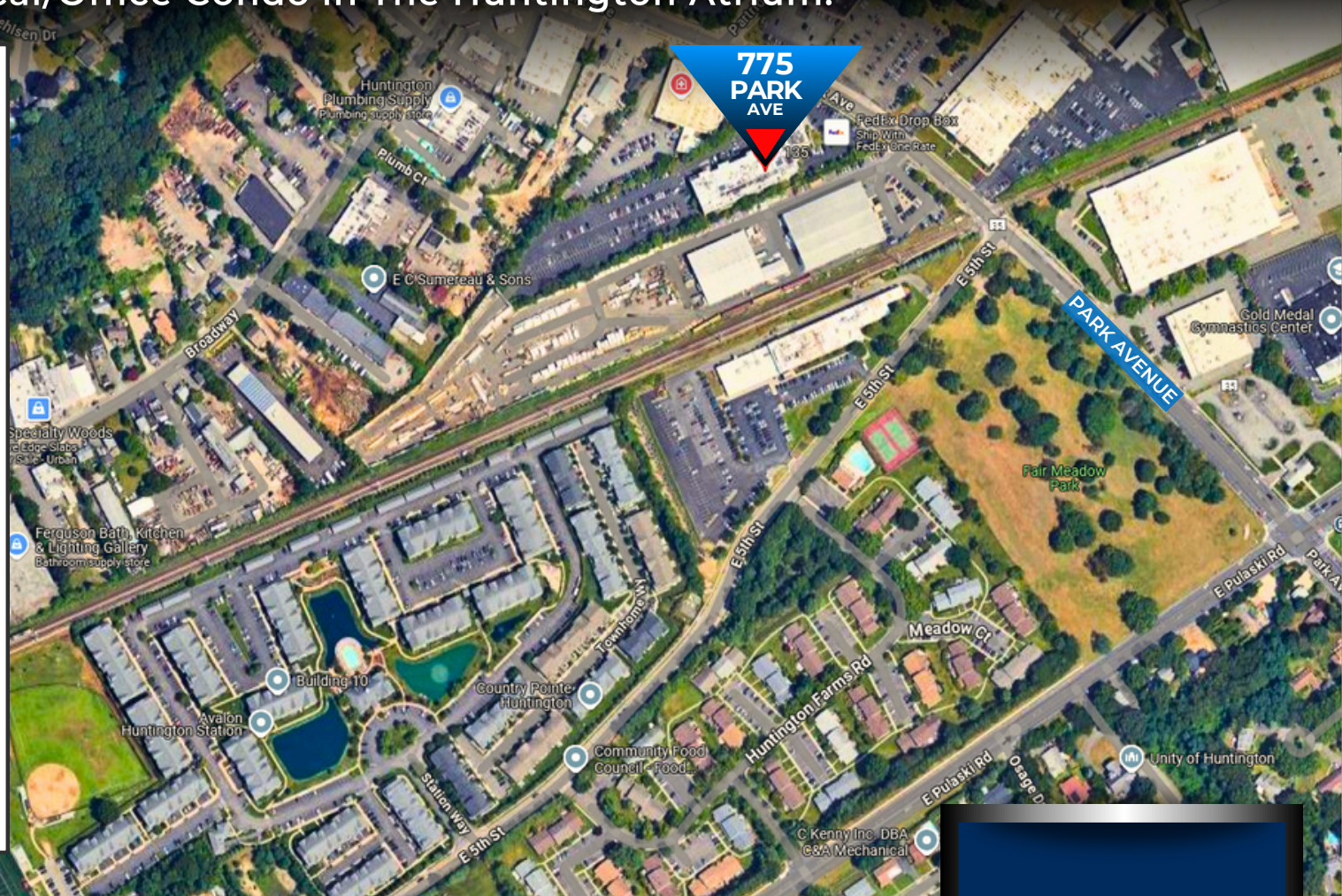
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**Taxes:** \$4,734.58 (2023/24)

**CAM:** \$757.87 per month  
\$9,094.44 per annum

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For more information on this exclusive, contact:

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