



9,000 SF OFFICE COMPLEX FOR SALE

1841 New York Avenue Huntington Station, NY 11746



Offering Summary

Sale Price:	Priced Upon Request
Annual Taxes:	\$24,312.14
Building Size:	9,000 SF
Lot Size:	0.31 Acres
Year Built:	2003
Zoning:	C-6
Traffic Count:	20,000

Property Overview

9000 SF Office Complex Situated On Heavily Traveled New York Avenue. This Building Sits On 0.31 Acres With Fenced Rear Lot That Features 22+/- Parking Spots. Building Was Fully Renovated In 2009 And The Main Level Consists Of Approx. 4777 SF With 11 Offices, 3 Support Rooms, Conference Room, Reception Area, 2 Bathrooms And A Service Elevator Plus A 12 Foot Overhead Door. The Lower Ground Level Features Approx. 4223 SF With 5 Offices, A TV Studio, 2 Additional Rooms, One Large Bathroom, 2 Waiting Areas, A Bullpen Area, Kitchenette And Lounge. The Ideal Location For A Production Studio, Music Or Artist Recording Studio, Lawyers Offices, Designer, Architect Firm, Corporate Headquarters, And More. Conveniently Located Within Minutes Of The Huntington Commuter Rail And Surrounded By National Retailers With Easy Access To Major Thoroughfares.

Property Highlights

- Highly Visible Location On Heavily Traveled New York Avenue
- Traffic Counts 20,000 + Vehicles Passing Per Day
- Fully Renovated Interior With 11 + Offices
- One 12 Foot Overhead Door
- Fenced And Secured Rear Lot

For More Information:



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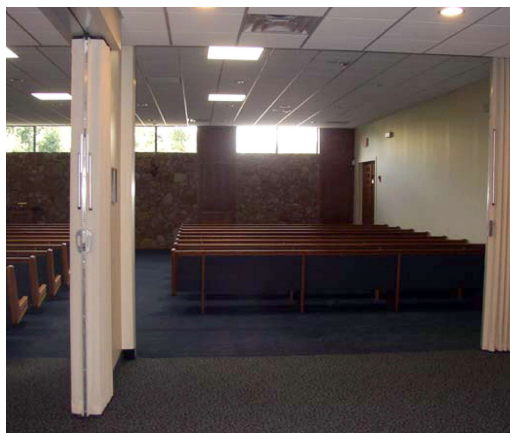
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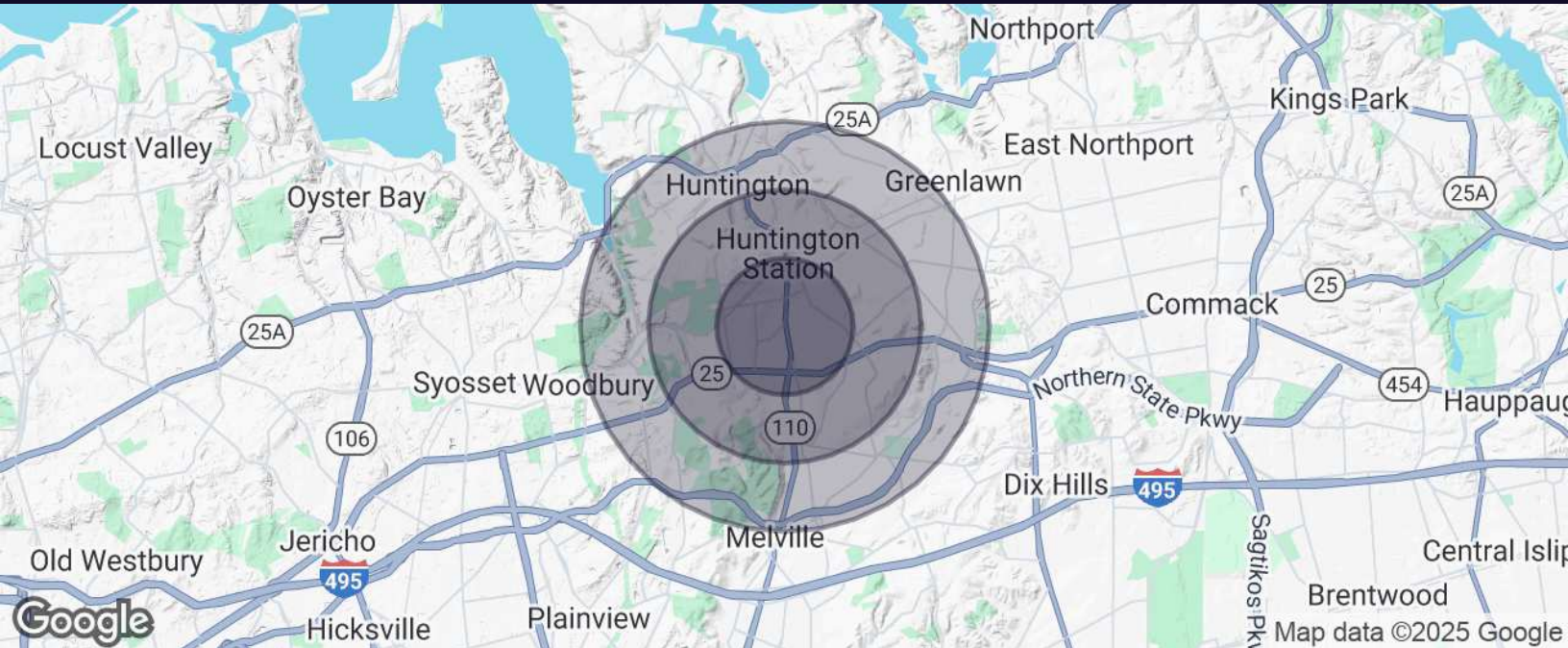
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DEMOGRAPHICS MAP AND DETAILS

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Population	1 Mile	2 Miles	3 Miles
Total Population	20,379	53,730	88,538
Average Age	36.0	38.1	39.5
Average Age (Male)	34.7	36.7	37.7
Average Age (Female)	37.4	39.4	41.0

Households & Income	1 Mile	2 Miles	3 Miles
Total Households	6,372	17,936	29,959
# of Persons per HH	3.2	3.0	3.0
Average HH Income	\$86,483	\$96,854	\$114,377
Average House Value	\$417,317	\$474,608	\$546,131

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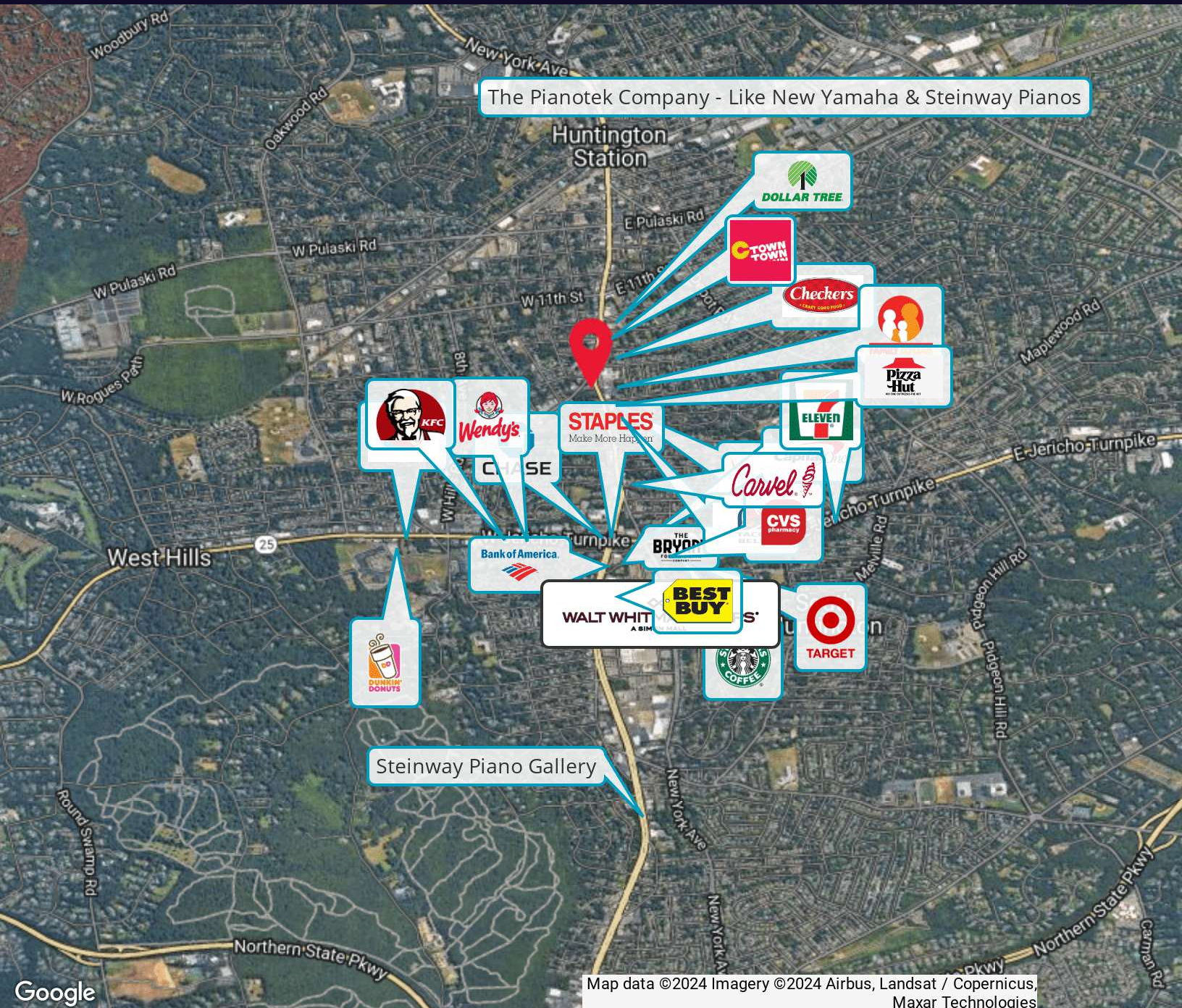
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NATIONAL AND LOCAL RETAILER MAP

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EXCLUSIVE LISTING AGENT

Louis Fisher



Louis Fisher

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Professional Background

In his role as a Commercial Coordinator for Douglas Elliman Real Estate Louis is responsible for capitalizing on the synergies between International and Domestic commercial investors and all types of Investment properties from coast to coast. Clients benefit from Louis' well-established network of relationships, which gives him access to off-market deals as well as knowledge of buyers who are discretely pursuing specific transactions. His 35 years' experience in the Domestic Investment Property marketplace provide excellent knowledge and an unique perspective from several different industries that he has been involved in from Hospitality to Construction.

There are many factors in which commercial real estate agents/coordinators are differentiated from salespeople entering the real estate profession with limited business experience. These differentiations start with the assumption that "sales and negotiations" are the result of agents creating meetings of the minds between the buyers and the sellers with a focus upon the fiduciary responsibilities being balanced with a responsibility to all parties involved. As licensed Real Estate Professionals we have a responsibility to go beyond the call of duty for the customer and principal. Our Motto has been "Ask not what the client and principal can do for the agent, but ask what can the agent do for the customer, the principal, and other agents involved in the real estate transaction."

When a client inquires about a commercial property, that client is not looking to be sold. The client is looking to be taken on a tour of a property or business opportunity as well as being provided with all of the Due Diligence that will enable the transaction to proceed to a smooth closing. The property will be their focus and eventually an extension of themselves or their corporate identity. Therefore, the "about me" becomes "about you" so that you, the client, can be taken on a tour of whatever properties and opportunities that you or your investment group are interested in exploring.

When the client decides to market their property, they are treated with the respect and honesty necessary to nurture and develop a fiduciary relationship that will allow the agent to serve and protect their best interests. Louis is an expert in creating research-driven strategies that are focused on maximizing the upside potential of every transaction, from office and residential properties to retail properties and raw land development opportunities. Services for Investment Property Clients: Louis has many years of experience in negotiating contracts, sales, corporate leases and purchases of businesses, commercial, industrial, and estate properties. In addition to writing business plans Louis has years of experience in Due Diligence Analysis and business consulting.

Upon graduation from Wilkes University Lou entered the field of business starting his own import/export textile company, Fabrics Inc, as well as the domestic division in the United States known as Fisher Textiles. Lou helped found Fisher Bros, as well as Stainless Corp USA, and eCommerce Brokers, LLC,. He became proficient in the sales and marketing of businesses located in shopping centers and small town USA storefronts. Lou engineered complex negotiations for the sale and brokerage of several International businesses as well as owning them.

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Exclusive Listing Broker

Michael G. Murphy



Michael G. Murphy

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Professional Background

Michael G. Murphy is the President 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 involve 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 more than 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, 2021 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, the Philanthropy Network of NY, and more.

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WE ARE COMMERCIAL REAL ESTATE

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 of 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 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.

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