



SCHACKER REALTY

Investment-Office Condo For Sale, Available: 54,054 sq. ft.

Minimum Division 359 sq. ft.

775 Park Ave, Huntington



Specifications:

	<u>Property</u>	<u>Available Space</u>
Size:	82,312 sq. ft.	54,054 sq. ft.
Lot Size:	3.76 Acres	
A/C:		Full A/C
Parking:	352	352

Pricing and Timing:

Occupancy:	Immediately
Sale Price:	Call for Price
Taxes:	\$173,703.66 (\$3.18/sq. ft.)

Suite 255 • Majority interest in 85% leased office/medical condominium building for sale • Condominium structure allows suites to be re-sold separately • Space includes conventional office/medical suites & executive suites • Owner can provide short or long term financing to qualified purchaser • Excellent parking • 5 Minutes from LIRR, Huntington Hospital & Huntington Village • Food service and pharmacy on premises • Experienced management and maint staff willing to stay

For more information please contact: Schacker Realty 631-293-3700 info@schackerrealty.com

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Property Features

Located at 775 Park Ave in Huntington, New York, the Huntington Atrium is a first-class 80,115 sq. ft., three-story elevator office building with premium amenities.

Easy to find and centrally located, only 5 minutes from downtown Huntington, Huntington Hospital and the LIRR train station, and 10 minutes from the Northern State Parkway.

- ❖ Executive suites including utilities and services
- ❖ Building accessible 24/7
- ❖ Ample tenant and visitor parking.
- ❖ Fire sprinkler system and non-combustible construction throughout for lower insurance
- ❖ ±12,000 sq. ft. of executive suites for small tenants yields high rental rates
- ❖ Utilities are separately metered except in executive suites
- ❖ Three furnished conference rooms in executive suites
- ❖ Coffee shop in building with indoor and outdoor dining space
- ❖ Full-service pharmacy
- ❖ Convenient USPS, FedEx, and UPS drop boxes on site

Condominium Information

This offering is for a 67% majority of the units to be sold by present owner and Sponsor. The offering plan is current and allows for immediate sale of office units. The new buyer would control the condominium board of managers, as well as the building management company.

The buyer would have the ability to:

- ❖ Continue operations as a rental building (with significant upside potential)
- ❖ Sell office condominium units individually or in bulk

All owners contribute to the cost of maintaining the common areas.

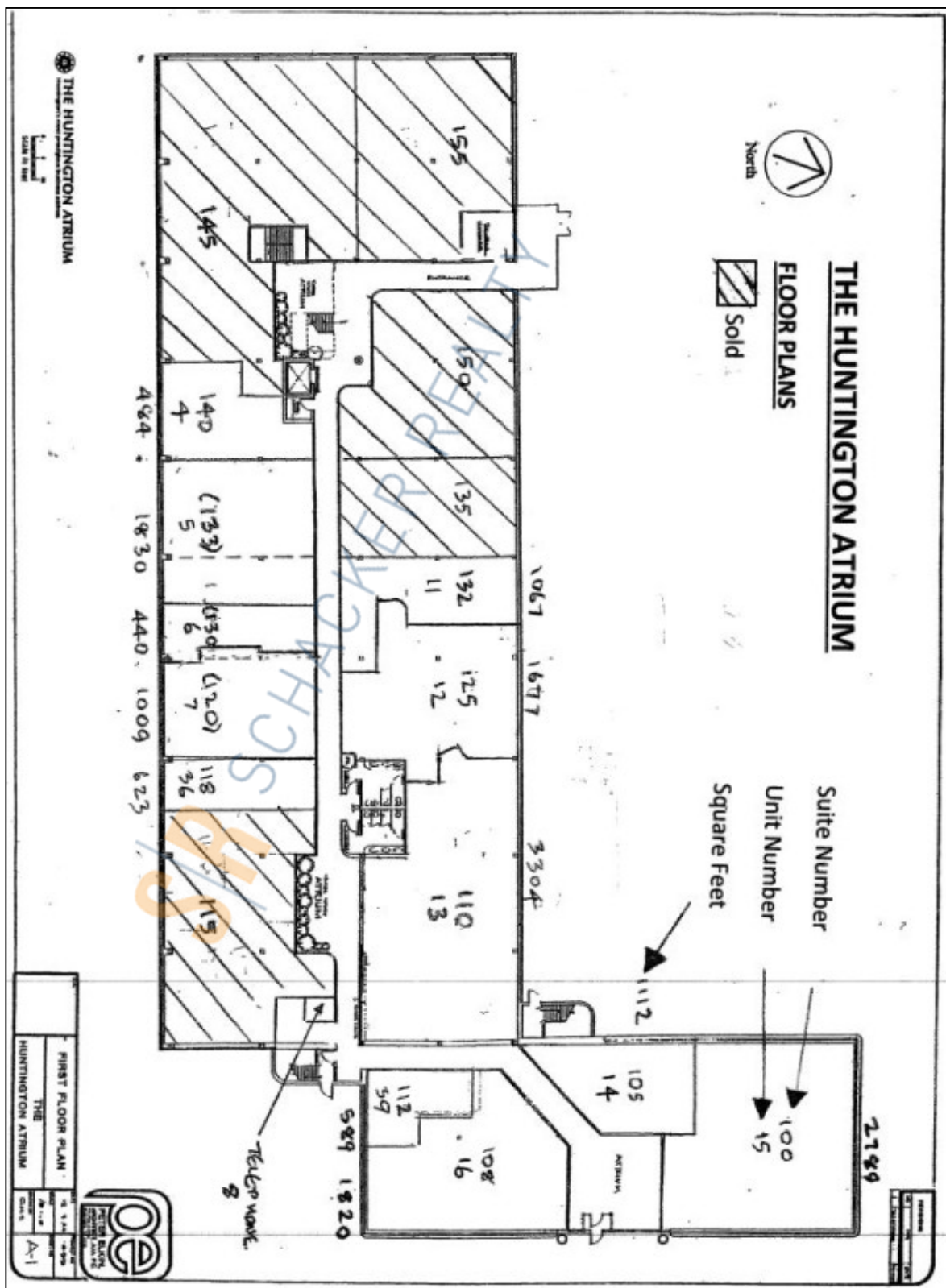
This is not a formal offer to sell. Any such offer is subject to the terms of the Offering Plan for the Huntington Atrium Condominium, as filed with the New York State Department of Law, a copy of which is available upon request.

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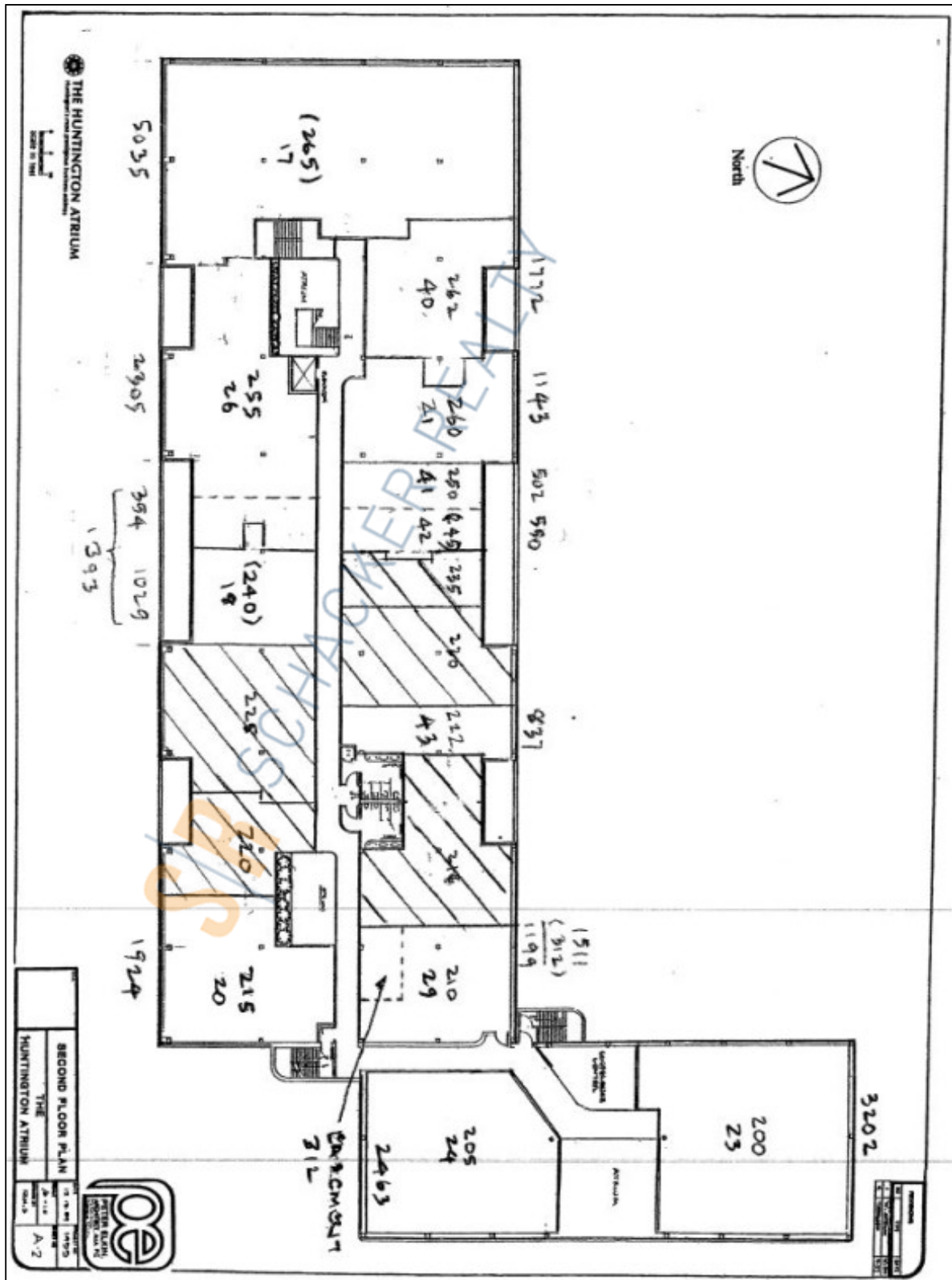


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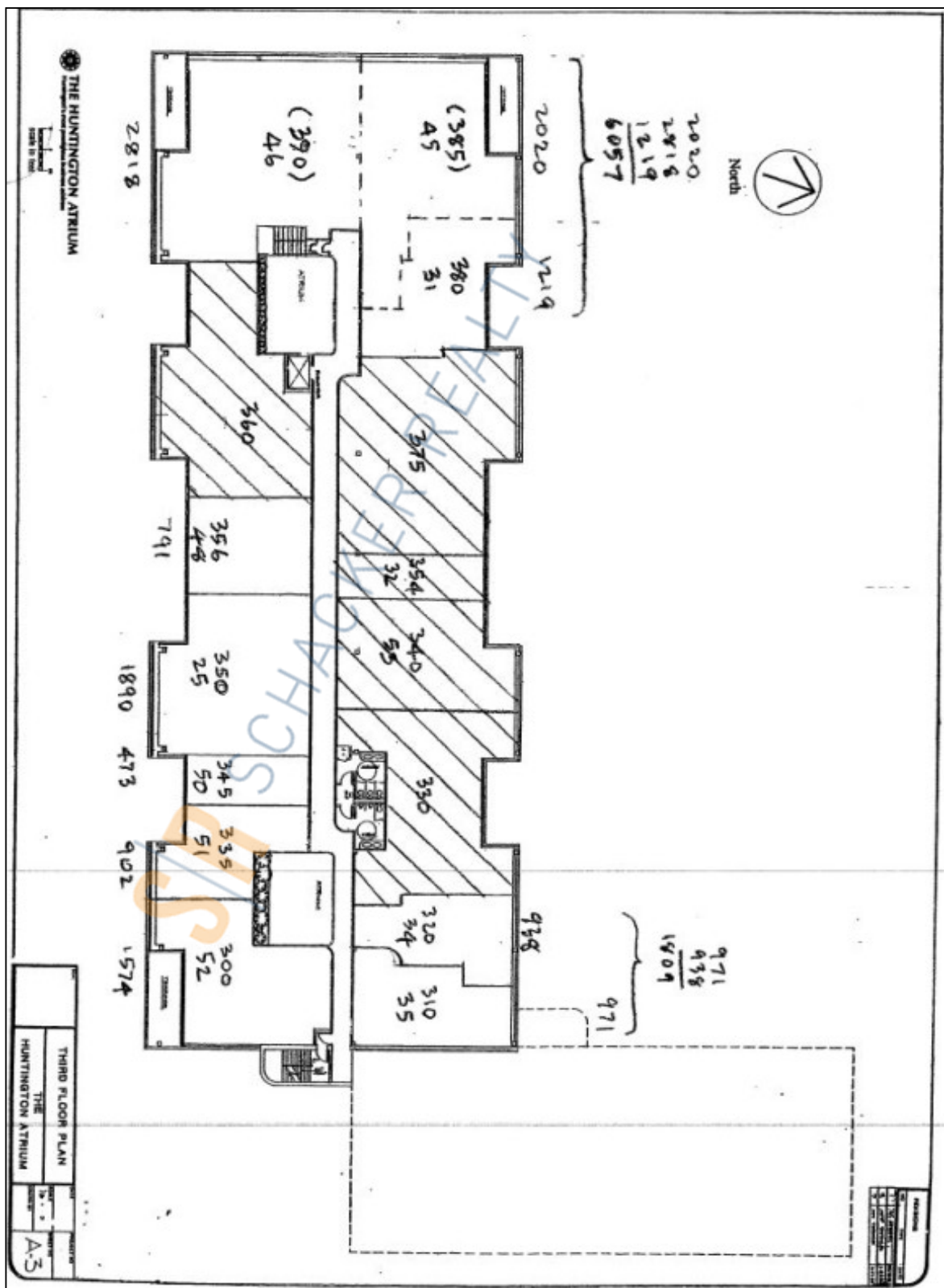
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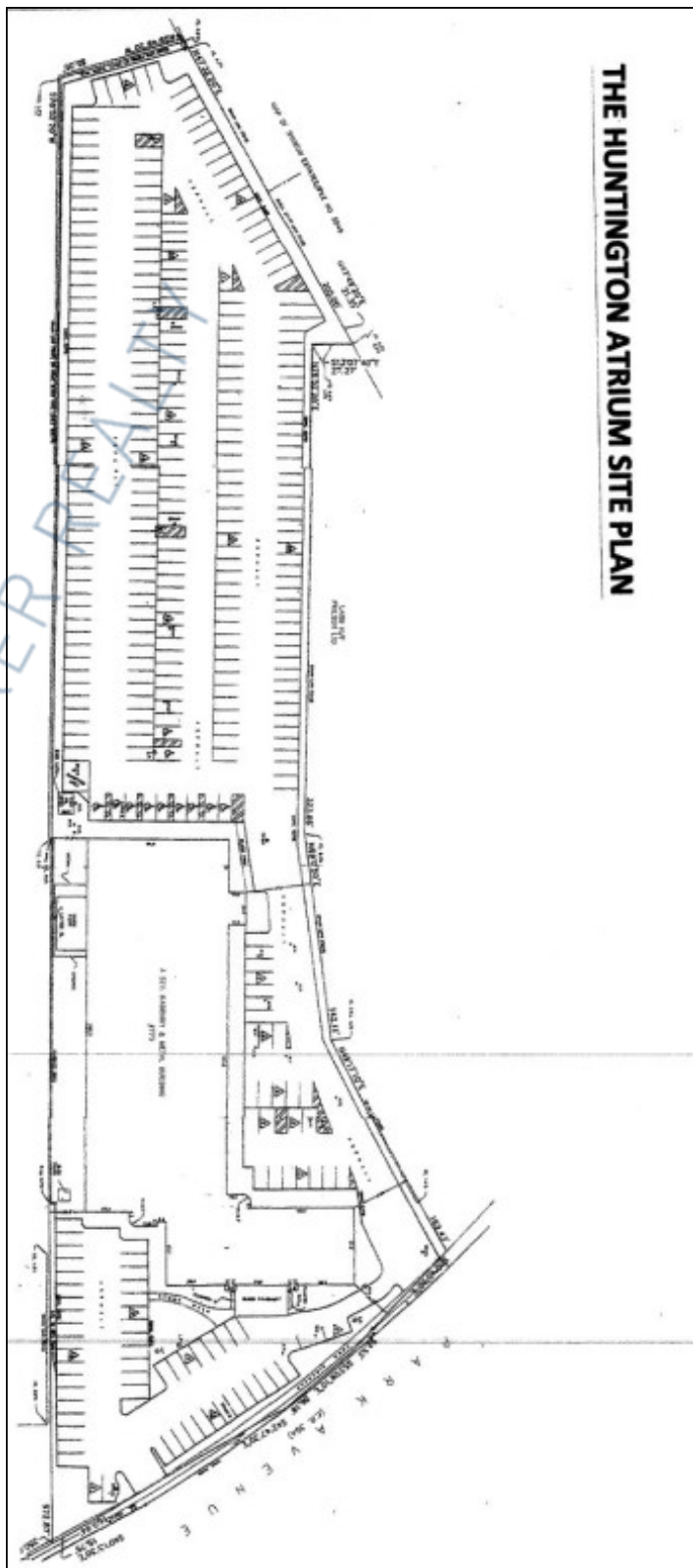
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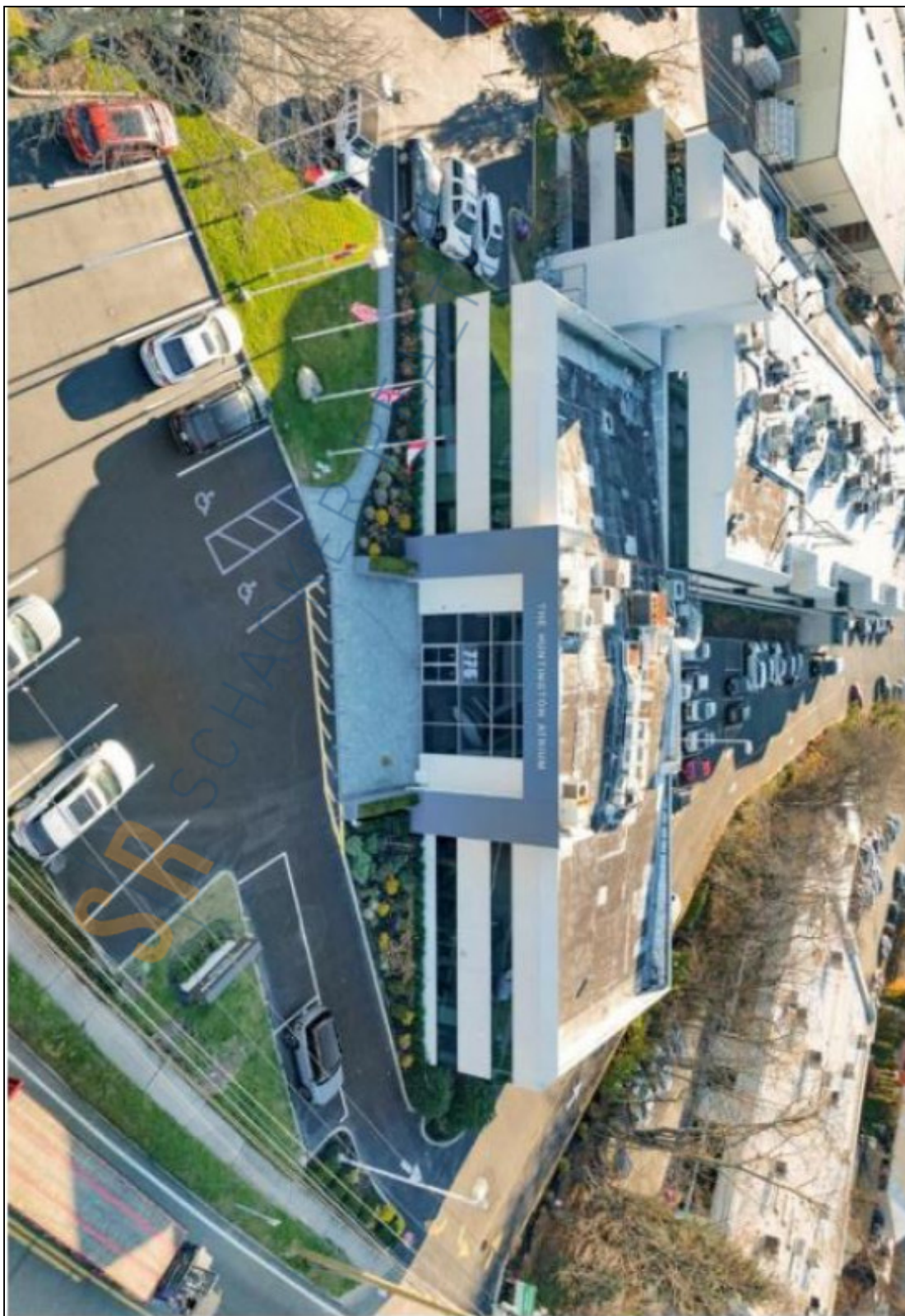
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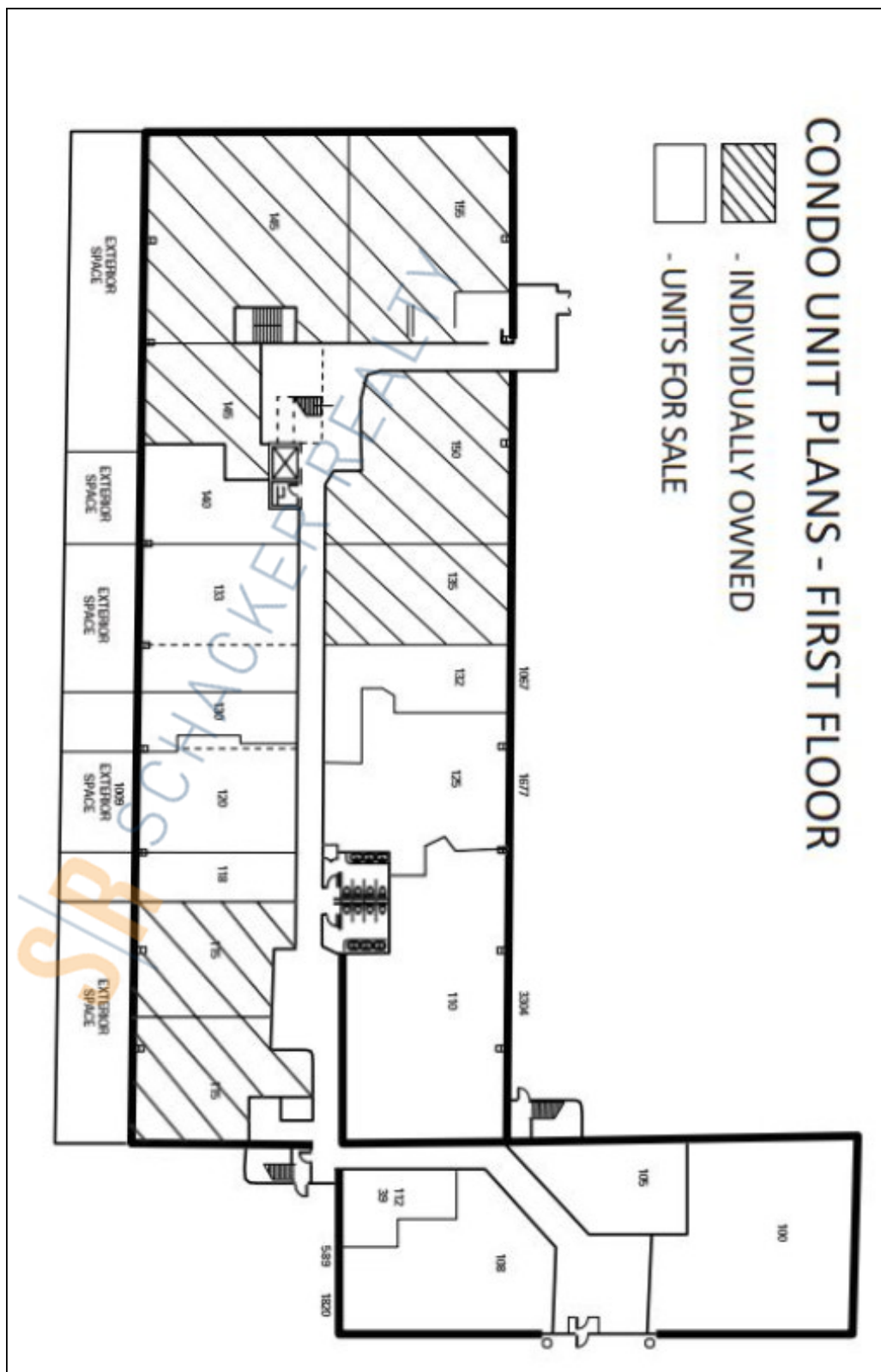


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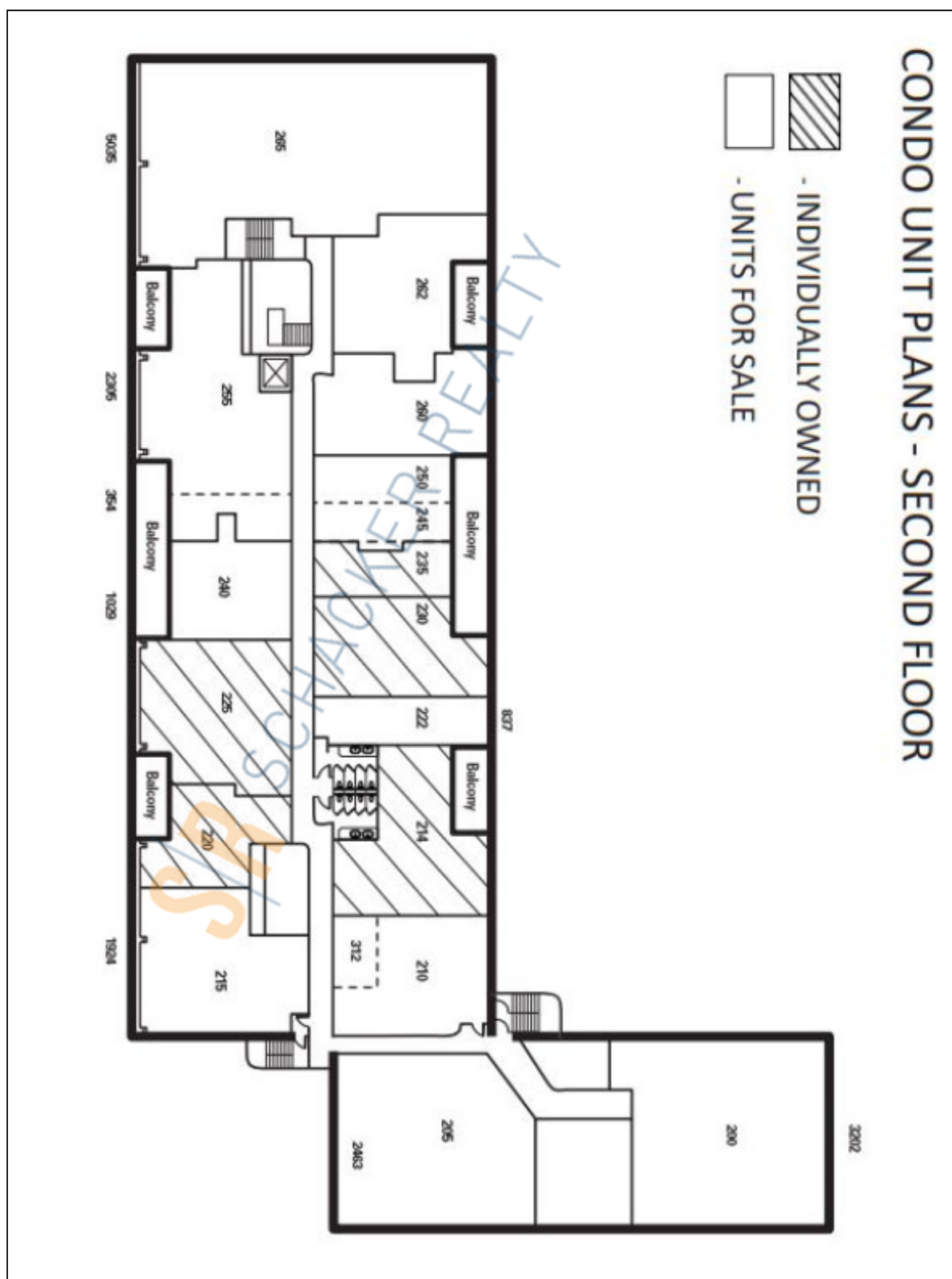


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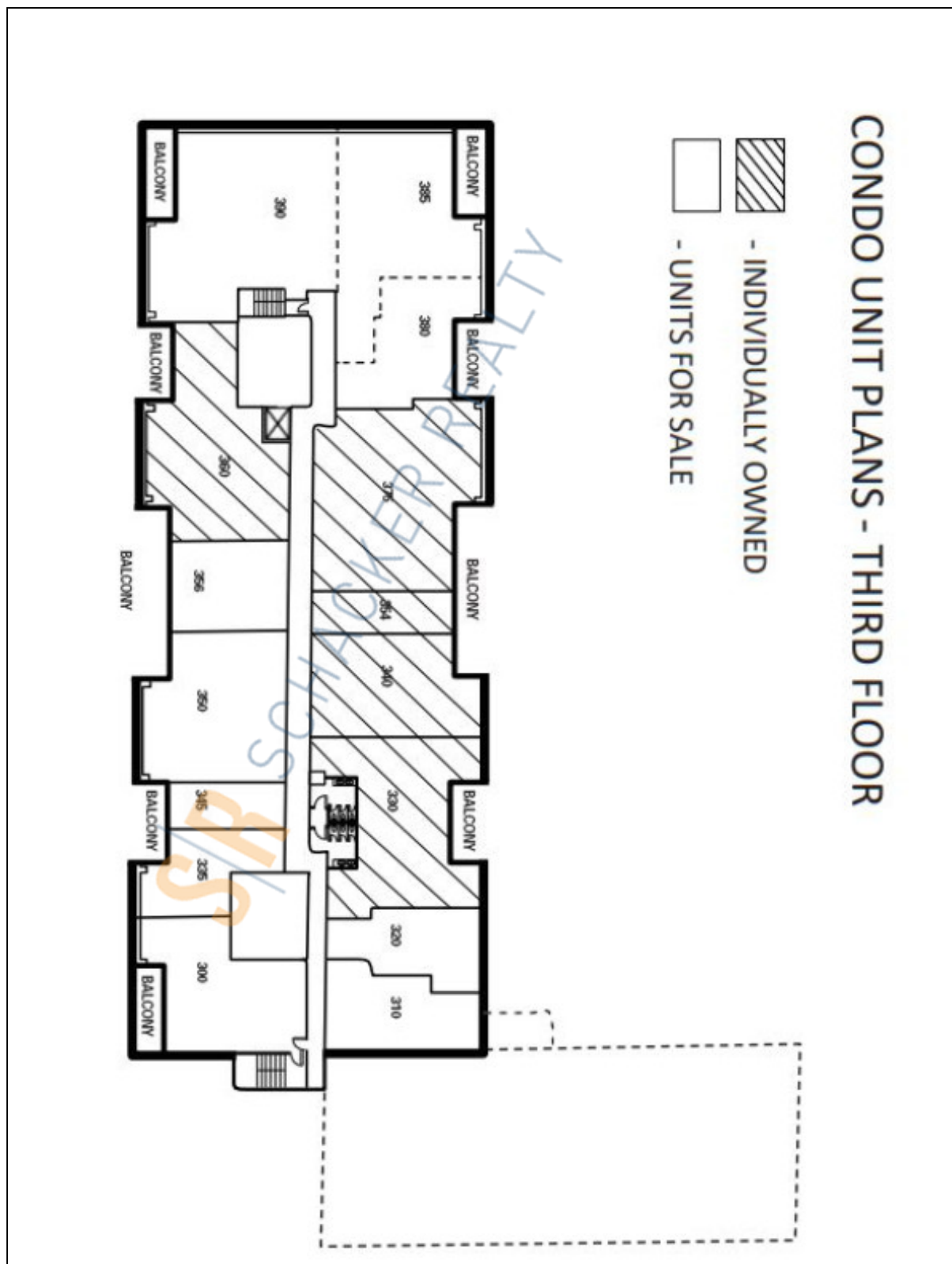


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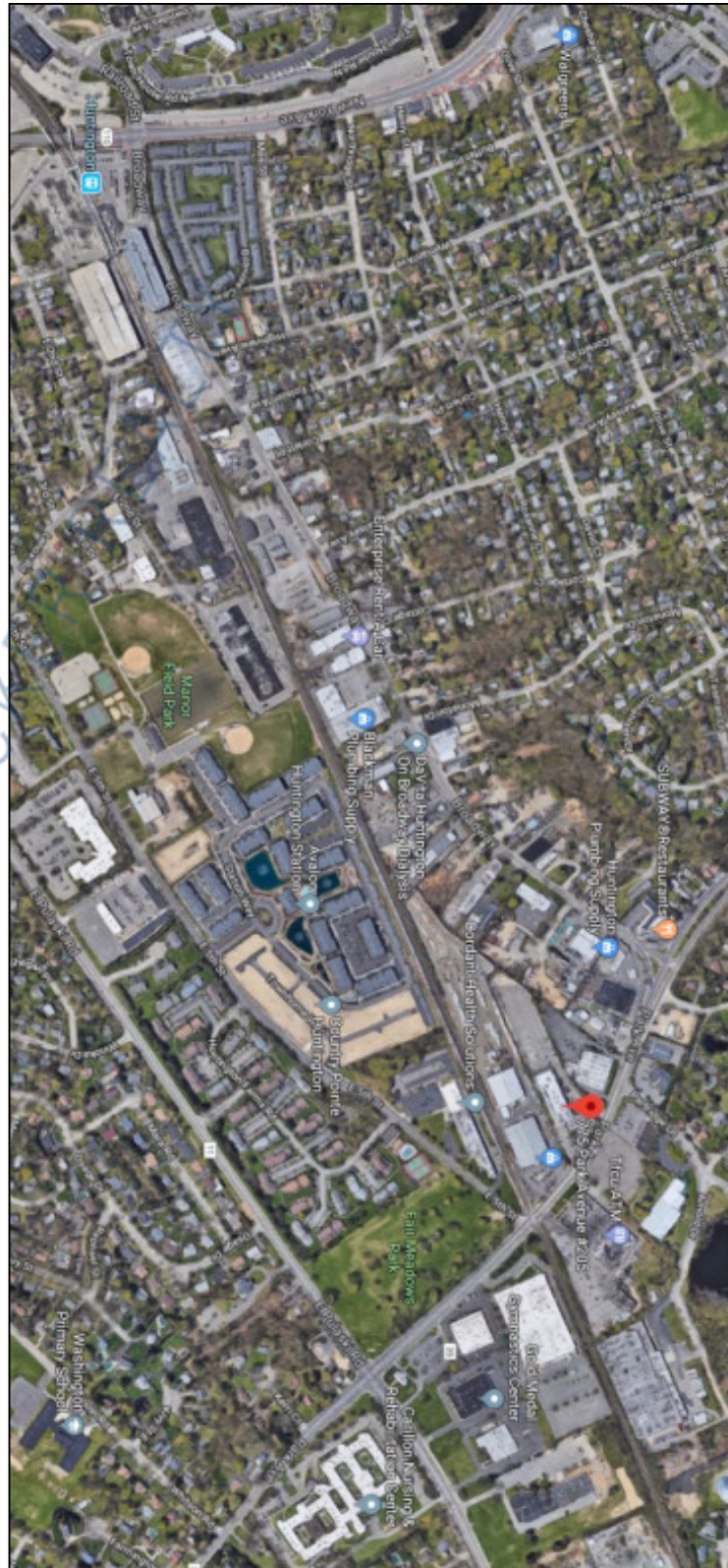
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