

**BERKSHIRE
HATHAWAY**

LAFFEY
INTERNATIONAL
REALTY

COMMERCIAL SERVICES

OFFICE SPACE FOR LEASE

445 NEW YORK AVE
HUNTINGTON, NY

ASKING NET RENT
\$38/SF

UNIT SIZE
2,500 SF

ZONING
C6

PARKING
22 SPACES

TRAFFIC COUNT
17,200 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 **2,500 SF space** is 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 **17,200 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





GUY CANZONERI

MANAGING PARTNER

Guy@bhhs-commercial.com
Office: 516 703 2300 ext. 208
Cell: 516 607 7722



CHRISTIAN STANDERWICK

INVESTMENT SALES

Christian@bhhs-commercial.com
Office: 516 703 2300 ext. 202
Cell: 917 202 6290



FRANK MANNINO

INVESTMENT SALES

Frank@bhhs-commercial.com
Office: 516 703 2300 ext. 203
Cell: 917 696 7396



RYAN GOLDSMITH

INVESTMENT SALES

Ryan@bhhs-commercial.com
Office: 516 703 2300 ext. 204
Cell: 516 369 8408



STEVEN BOOTZ

INVESTMENT SALES

Steven@bhhs-commercial.com
Office: 516 703 2300 ext. 207
Cell: 631 809 1917



LARRY MATARESE

INVESTMENT SALES

Larry@bhhs-commercial.com
Office: 516 703 2300 ext. 205
Cell: 516 945 4733



JACKIE MISTRETTA

INVESTMENT SALES

Jackie@bhhs-commercial.com
Office: 516 703 2300 ext. 210
Cell: 516 603 2955



MIKE CHIMENTI

MARKETING & COMMUNICATIONS

Mike@bhhs-commercial.com
Office: 516 703 2300
Cell: 347 237 3599

**BERKSHIRE
HATHAWAY**

LAFHEY
INTERNATIONAL
REALTY

COMMERCIAL SERVICES

BHHS-COMMERCIAL.COM

INFO@BHHS-COMMERCIAL.COM

OFFICE: 516 703 2300

Disclaimer

The information herein does not constitute an offer, representation, or warranty, and Berkshire Hathaway Home Services cannot and does not guarantee the completeness or accuracy of any information contained herein. Prospective purchasers should independently verify all information pertaining to the subject property, and may do so through, among other sources, available public records from the applicable municipality.