

MIXED-USE BUILDING — FOR SALE

355 Hicksville Rd

Bethpage, NY 11714



355 Hicksville Rd, Bethpage, NY

THE OFFERING

BUILDING SIZE

6,865 SF + 1,945 SF Basement

ASKING PRICE

\$3,338,000

PROPERTY HIGHLIGHTS

PROPERTY TYPE	2-story mixed-use building
BUILDING SIZE	6,865 SF
BASEMENT	1,945 SF
LOT SIZE	21,500 SF (0.49 acres)
YEAR BUILT	1963
ZONING	Business X
FRONTAGE	99 feet on Hicksville Road • 16,000+ vehicles per day
PARKING	Ample parking front, rear, and along the driveway
DELIVERY	Ground floor & basement vacant at closing; apt lease ends in a few months

Andy Lau, MAI, CPA

DIRECTOR

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Raj Whadwa

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All information furnished regarding property for sale, rental, or financing is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. All zoning, measurements, and allowable uses must be independently verified.

GROUND FLOOR & COMMERCIAL SPACE

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COMMERCIAL SPACE

- **Medical & physical therapy offices** with full gym, plus a separate studio accommodating a 60-chair meeting room, and dance/yoga studio with floating floor.
- **1,945 SF basement** — ground floor and basement delivered vacant at closing.



Full gym



Training area



Reception



Basement — 1,945 SF

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SECOND-FLOOR APARTMENT

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GLOBAL
REALTY SERVICES

NEWLY RENOVATED TWO-BEDROOM APARTMENT

- **Two-bed / two-bath** with ductless mini-split systems, pantry, cedar closet, laundry and slop sink.
- **Second-floor patio** — private outdoor space above the commercial floor.



Renovated kitchen



Living space



Bathroom



Second-floor patio

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