



Island Associates Real Estate Inc.

We create value

For Sale

1148 Hicksville Road,
Massapequa, NY



Robert Monahan

Robert@IslandAssociates.com

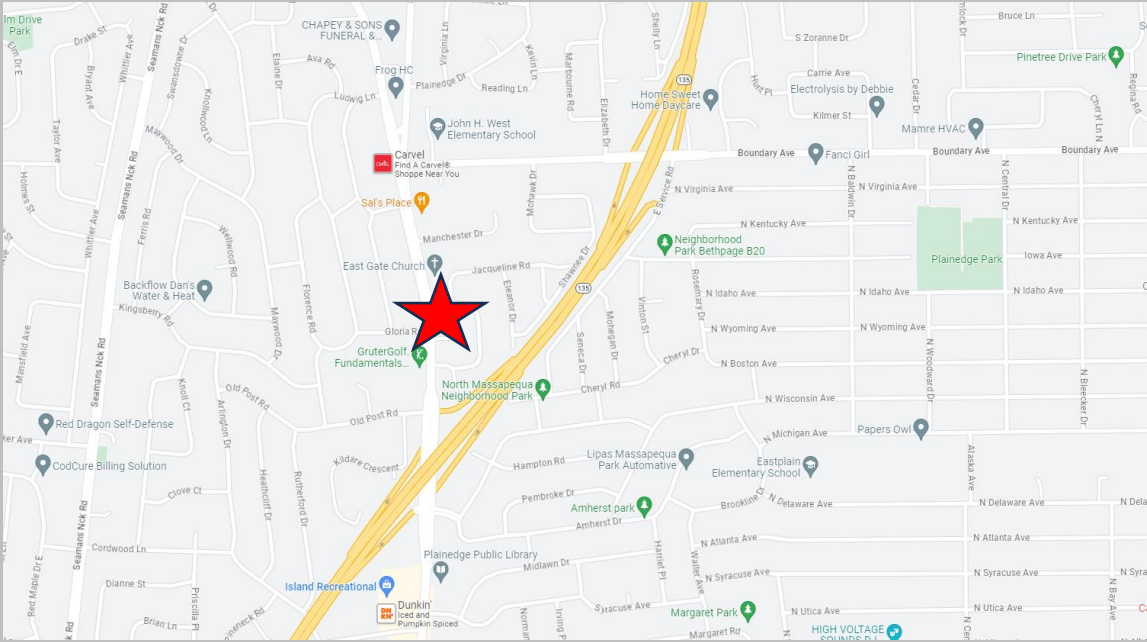
Robert Raffa

Raffa@IslandAssociates.com

3,915 SF on .16 Acres Available

Price: \$875,000.00

Taxes: \$16,307.24



**Prime location on Hicksville Road close to Southern State Parkway
and Seaford Oyster Bay Expressway**

Current apartment rents below market

Perfect for attorney, accountant, dentist, medical, chiropractor

Property Breakdown:

**Main Floor: Newly renovated office space consisting of 3 windowed
offices, conference room, copy/file room, reception area and bullpen
area, and partial lower-level storage**

**Upper Floor: 3 Bedroom/2 Bathroom apartment, with Kitchen, Living
Room, and Dining Room**

**Lower Level: 1 Bedroom Apartment with Kitchen, Living Room, and
Bathroom.**

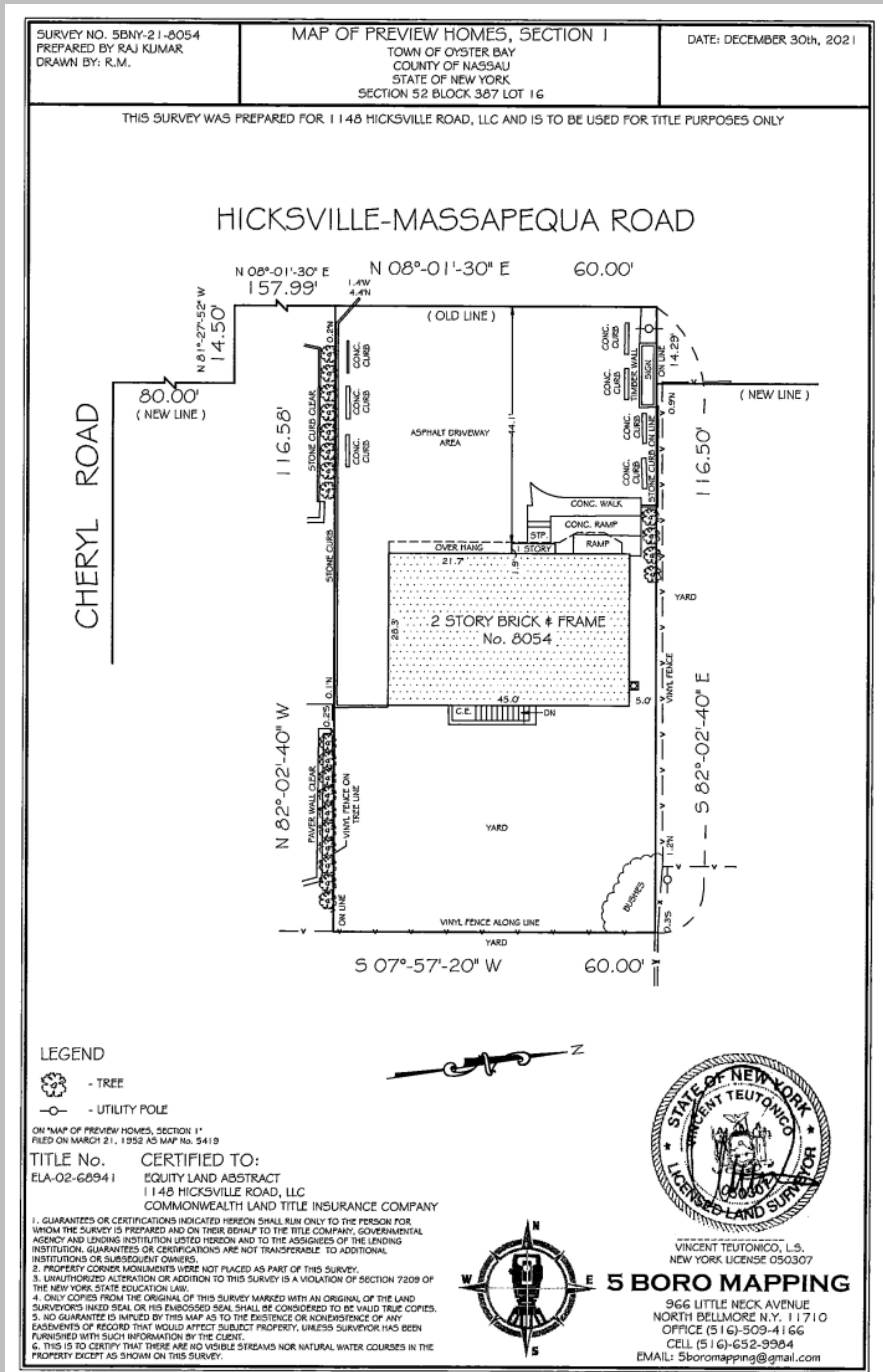
Demographics	1 Mile	3 Miles	5 Miles
Total Population	22,268	177,258	435,701
Average HH Income	\$134,824	\$130,683	\$128,824

All information is subject to errors, omissions, modification, and withdrawal.

Information is from sources deemed to be reliable but should not be relied upon without independent verification.

Current Rent Roll

Space	Rent Amount	Term
2 nd Floor Apartment	\$2,200	Month to Month
Lower Level Apartment	\$1,400	Month to Month
Office	Owner occupied	Month to Month



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Office Space



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2nd Floor Apartment



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Basement Apartment



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