

BUILDING FOR SALE

707 WALT WHITMAN RD

MELVILLE, NY 11747

SCOUT
REALTY GROUP



MARISSA COSENTINO // JULIANA CHIARELLI

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707 Walt Whitman Rd

Melville, NY 11747

FOR SALE

2-Story Mixed Use Building +
Basement *ON SEWER*

- **+/-2,050 SF Ground Floor Retail**
 - 12 FT CEILING HEIGHTS
- **+/- 2,050 SF 2nd Floor Office Space**
 - FULLY BUILT-OUT
 - CAN BE DELIVERED VACANT
- **+/- 2,050 SF Basement**
 - PARTIALLY FINISHED
 - INTERIOR ACCESS
 - FRONT AND REAR EGRESS

ADDRESS

707 WALT WHITMAN RD, MELVILLE,
NY 11747

PROPERTY SIZE

0.09 ACRES

MUNICIPALITY

Town of Huntington

TAX MAP ID #

0400-234.00-01.00-099.000

LOCATION

WALT WHITMAN ROAD, JUST NORTH
OF NORTHERN STATE PKWAY

SANITARY

SEWER

ZONING

C6

BUILDING TOTAL GROSS SF

6,150 SF (APPROX.)

YEAR BUILT/LAST ALTERED

1975/2025

BUILDING DIMENSIONS

31' x 65' (APPROX.)

TOTAL ANNUAL TAXES

\$19,390.45

REVENUE

GROUND FLOOR RETAIL REVENUE

TENANT	SQUARE FOOTAGE	LEASE COMMENCEMENT	LEASE EXPIRATION	CURRENT GROSS ANNUAL RENT	PROJECTED GROSS ANNUAL RENT
SIGNATURE FLOORING & INTERIOR	+/-2,050 SF + BASEMENT	JANUARY 2023	MTM	\$38,400.00 (\$18.28 PSF)	\$61,500.00 (\$30.00 PSF)

TENANT PAYS INCREASE IN PROPERTY TAXES OVER BASE YEAR AMOUNT

SECOND FLOOR OFFICE REVENUE

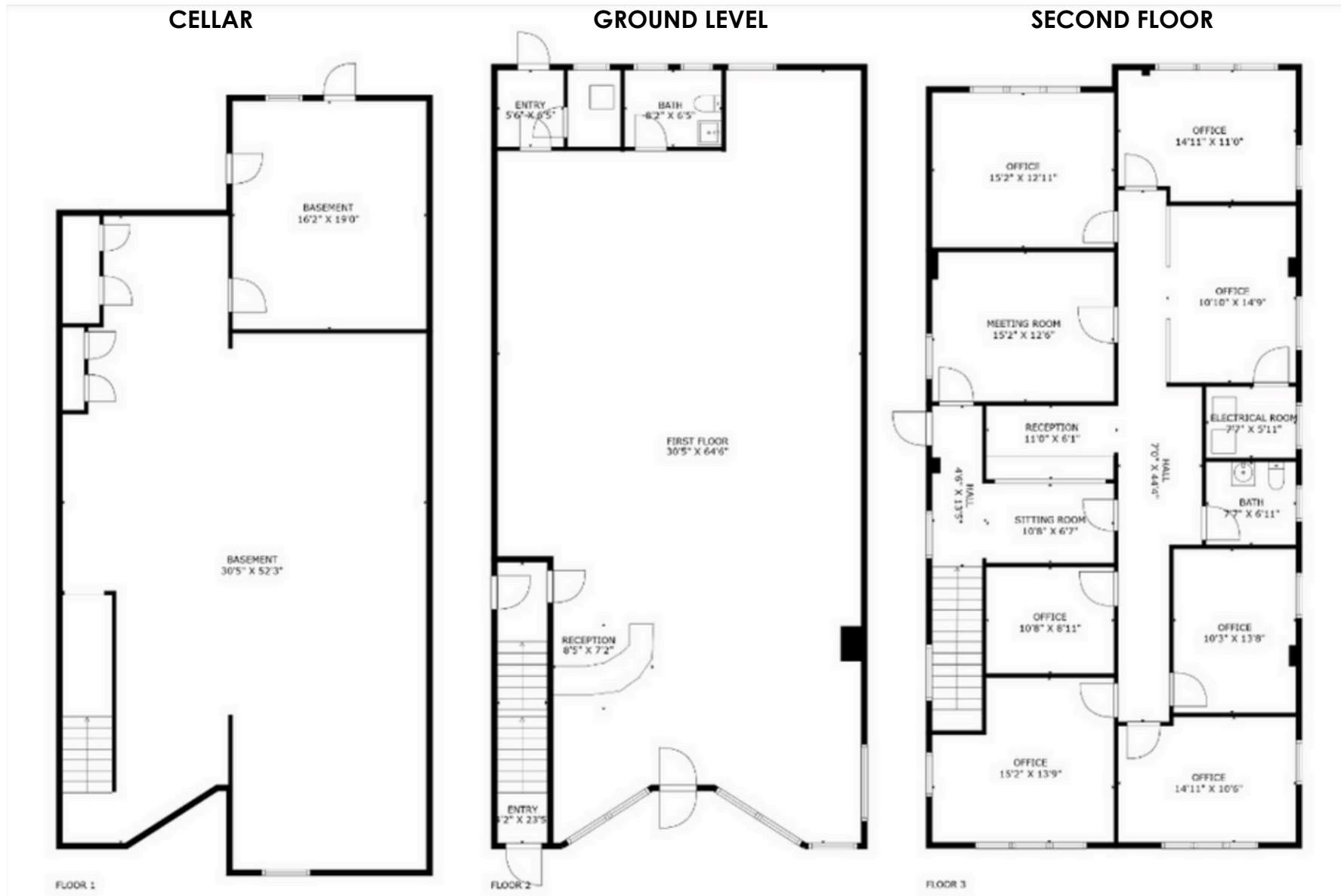
TENANT	SQUARE FOOTAGE	LEASE COMMENCEMENT	LEASE EXPIRATION	CURRENT GROSS ANNUAL RENT	PROJECTED GROSS ANNUAL RENT
KAPLAN & KAPLAN P.C	+/-1,900 SF	OWNER OCCUPIED	N/A	OWNER OCCUPIED	\$47,500.00 (\$25.00 PSF)
INDIVIDUAL OFFICE RENTAL	+/-150 SF	APRIL 2025	MTM	\$7,800 (\$52.00 PSF)	\$7,500.00 (\$50.00 PSF)

SPACES CAN BE DELIVERED VACANT

PROJECTED GROSS RENT FOR SINGLE-TENANT ENTIRE SECOND FLOOR (2,050 SF):	\$51,250.00 (\$25.00 PSF)
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PROJECTED TOTAL GROSS ANNUAL REVENUE: \$112,750.00

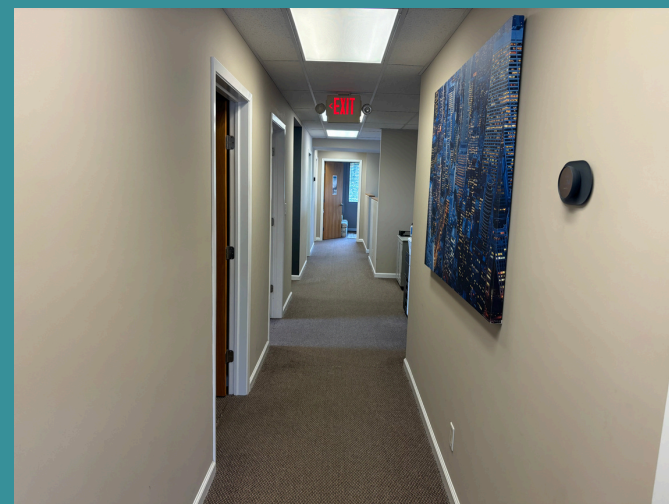
FLOOR PLAN



WALT WHITMAN RD

PHOTOS

SECOND FLOOR OFFICE SPACE



CLOSE UP AERIAL



PARKING

PARKING

HAZEL CT

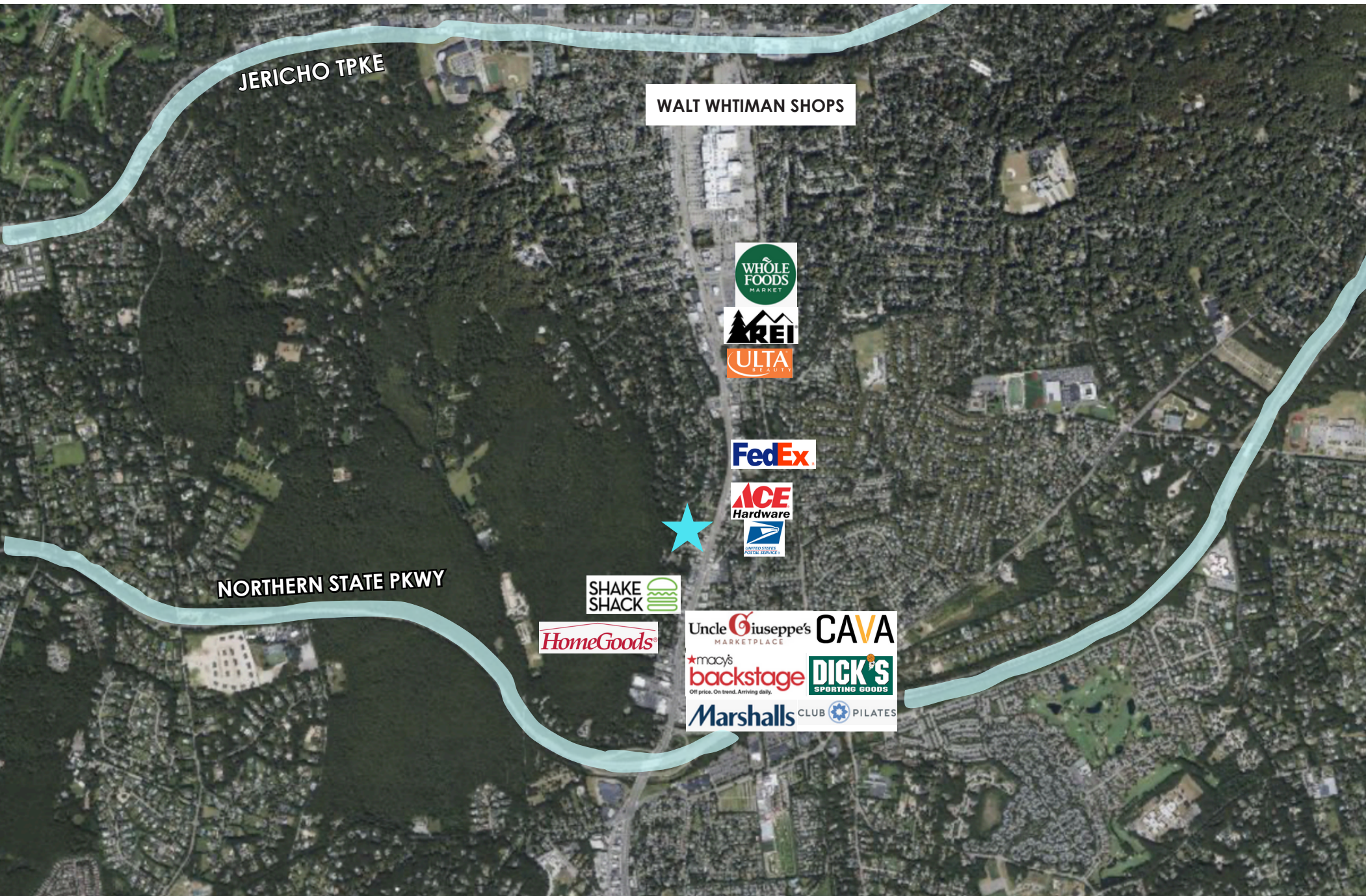
PARKING

PARKING

CROTON ST

PARKING

+37,000 VPD on
Walt Whitman Rd





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