

# +/- 2,900 SF OFFICE BUILDING

18 Unqua Rd | Massapequa, New York 11758

**FOR SALE**



Commercial

ISLAND FAMILY MEDICINE

18



# EXECUTIVE SUMMARY

18 Unqua Rd | Massapequa, New York 11758

<b>Building Size:</b>	+/- 2,900 SF	<b>Lot Size:</b>	0.06 Acres
<b>Year Built:</b>	1961	<b>Parking:</b>	+/- 7 Spaces
<b># of Floors:</b>	Two (2)	<b>Zoning:</b>	NB (Neighborhood Business)
<b>Annual Taxes:</b>	\$14,630.22	<b>Sale Price:</b>	\$799,000.00

For More information contact Exclusive Listing Team, Michael Murphy and Mike Lightcap

## Property Overview

Prime two-story professional office building for sale, offering exceptional visibility and steady traffic at the signalized corner of Merrick Road and Unqua Road. This high-exposure location supports a wide range of professional, medical, and service-based uses.

Each floor is approximately 1,450 SF with separate utilities, allowing for flexible single-tenant or multi-tenant occupancy. The building features a fully renovated modern interior with high-end finishes, custom moldings, three bathrooms, high ceilings, central air, and an additional rear entrance for convenient access. The open layout accommodates multiple configurations, from collaborative workspaces to private office suites.

The property includes five dedicated parking spaces, with additional street parking available. Its strategic position places it close to both local and national retailers as well as major thoroughfares, enhancing accessibility for clients, staff, and visitors.

The building benefits from low annual taxes of \$14,638.22, strengthening its appeal as a cost-efficient owner-user or investment opportunity

Exclusively represented by:

**Michael G. Murphy**

President | Commercial Division  
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**Mike Lightcap**

Licensed Real Estate Salesperson  
631.445.5756 Email: mike.lightcap@elliman.com



ISLAND FAMILY MEDICINE, P.C.

ISLAND TOTAL

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# EXTERIOR PHOTOS

18 Unqua Rd | Massapequa, New York 11758



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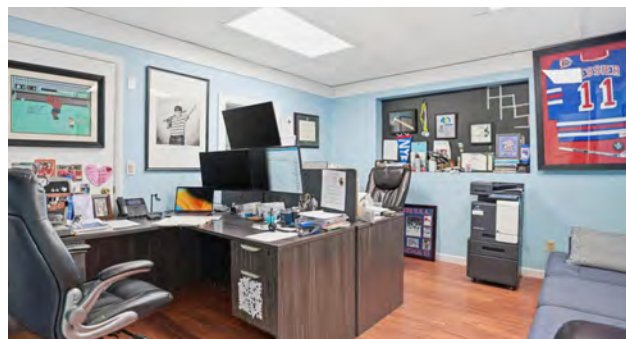
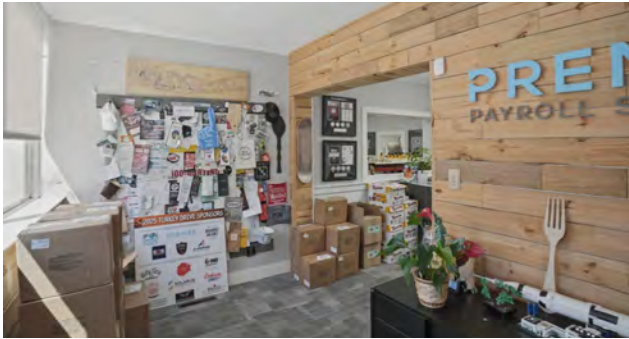
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# INTERIOR PHOTOS

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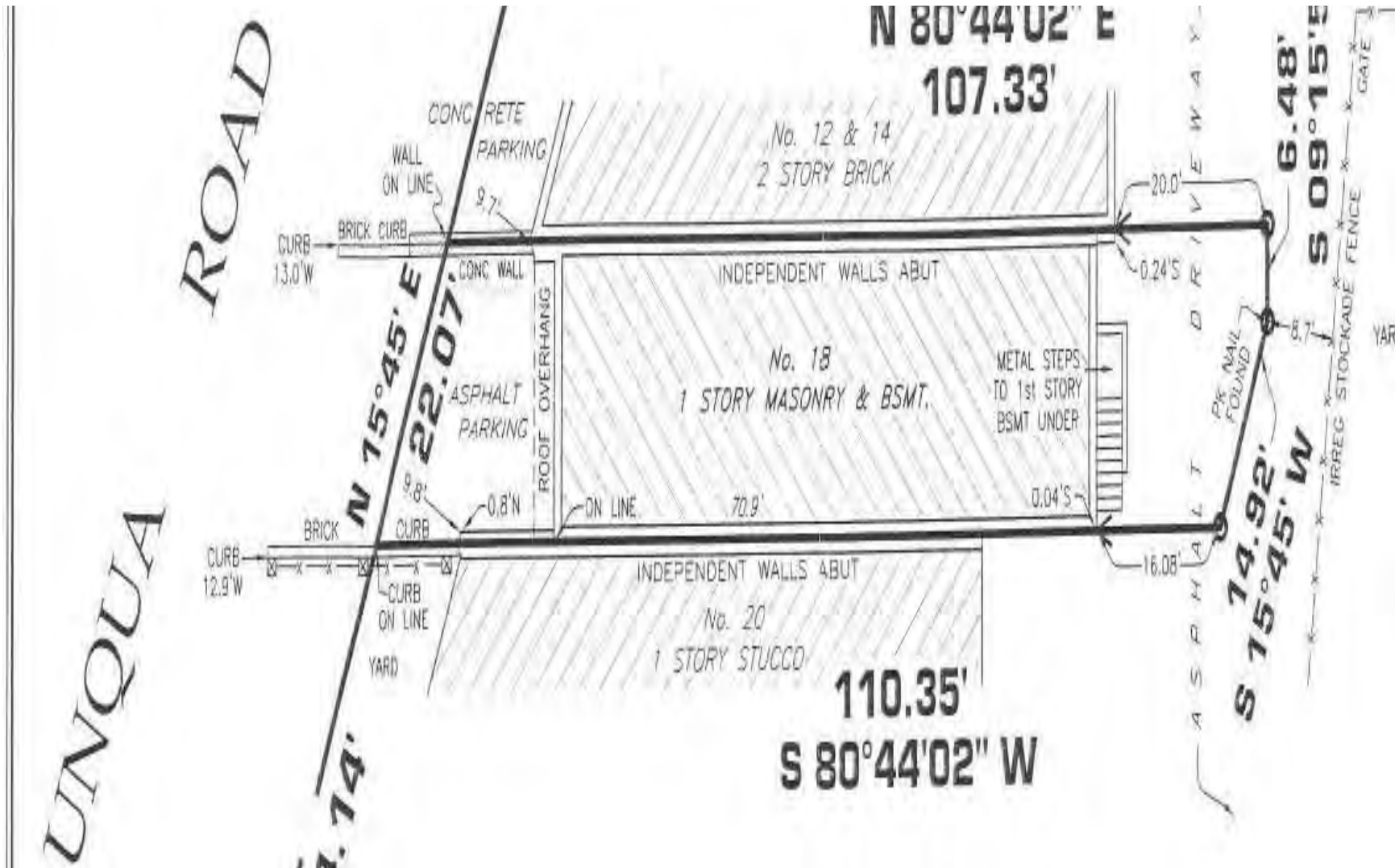
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# PROPERTY SURVEY

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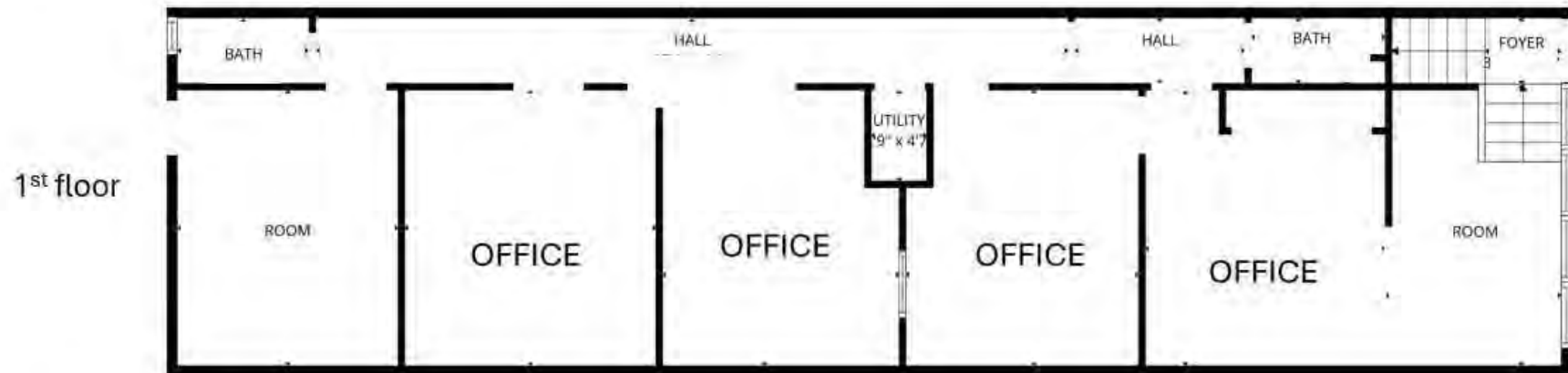
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# FLOOR PLANS

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# RETAILER MAP

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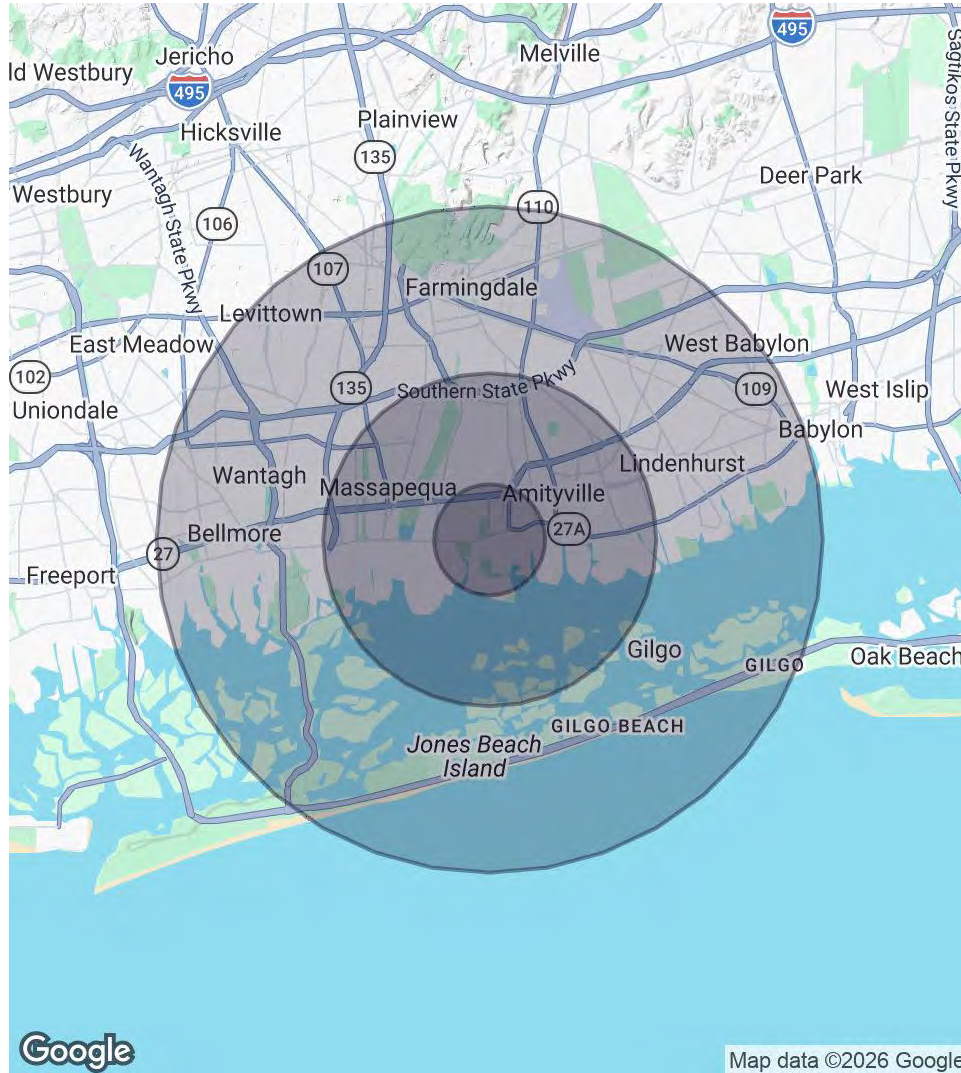
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# DEMOGRAPHICS MAP & REPORT

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## 1 Mile Radius

**Population**  
15,416  
**Households**  
5,185  
**Average HH Income**  
\$207,582

**Median HH Income**  
-  
**Daytime Population (W/ 16 yr+)**  
-

## 3 Miles Radius

**Population**  
123,265  
**Households**  
40,500  
**Average HH Income**  
\$174,936

**Median HH Income**  
-  
**Daytime Population (W/ 16 yr+)**  
-

## 6 Miles Radius

**Population**  
377,195  
**Households**  
124,410  
**Average HH Income**  
\$171,461

**Median HH Income**  
-  
**Daytime Population (W/ 16 yr+)**  
-

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## **We Are Commercial Real Estate**

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Commercial real estate involves more than just property listings. To get the most effective results, you need to partner with a company that has a full complement of services and an in-depth team of professionals to help with all your needs. Douglas Elliman's team of commercial real estate experts is committed to unrivaled performance standards when working with tenants, investors, purchasers and owners. We represent all major property types including office, industrial, retail, apartment and land. We treat each assignment with commitment and focus, from a single transaction in a local market to national and multi-market assignments. We help negotiate contracts, coordinate construction and provide both property management as well as ongoing advisory service to satisfy your changing real estate needs. Our breadth of market knowledge, unprecedented network and use of innovative technology extend to all types of property transactions. For information on our services please contact us today.