

CUSHMAN & WAKEFIELD EXCLUSIVE LISTING

GREEN STREET LOFTS

308-312 MAIN STREET & 2-8 GREEN STREET
HUNTINGTON VILLAGE, NY



FOR SALE | 100% LEASED MAIN STREET MIXED-USE CORNER
13 UNITS | 8 FREE-MARKET APARTMENTS + 5 RETAIL TENANTS
RARE DOWNTOWN HUNTINGTON ASSET WITH DURABLE IN-PLACE CASH FLOW

 CUSHMAN &
WAKEFIELD

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EXECUTIVE SUMMARY

As exclusive agent, **Cushman & Wakefield** has been retained to arrange the sale of **Green Street Lofts**, a fully leased 13-unit mixed-use asset located at **308-312 Main Street & 2-8 Green Street** in the heart of Huntington Village.

The Property consists of **eight free-market residential apartments** and five ground-floor commercial tenants across approximately **11,500 square feet**. The asset benefits from a diversified income profile, with residential revenue providing durable apartment income and the commercial component anchored by a strong Main Street retail presence.

The Property occupies a highly visible corner position at the intersection of **Main Street and Green Street**, placing it directly within Downtown Huntington's primary retail, dining, and entertainment corridor. Huntington Village remains one of Long Island's premier walkable downtowns, supported by strong demographics, limited new supply, and consistent tenant and consumer demand.

Green Street Lofts presents investors with the opportunity to acquire a stabilized, cash-flowing mixed-use asset in a high-barrier-to-entry North Shore market with long-term income durability and future rent growth potential.



UNIT MIX SUMMARY

Unit Type	#	Annual Gross Income
Free-Market Residential	8 (1-Bedroom)	\$226,200
Commercial	5	\$433,408
Total	13	\$659,608

FINANCIAL SNAPSHOT

Metric	Amount
Effective Gross Annual Income	\$659,608
Total Expenses	(\$126,650)
Net Operating Income	\$532,958

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LONG ISLAND
INVESTMENT SALES TEAM