

CUSHMAN & WAKEFIELD EXCLUSIVE LISTING

40 W OLD COUNTRY ROAD

HICKSVILLE, NY



CUSHMAN &
WAKEFIELD

LONG ISLAND
INVESTMENT SALES TEAM

FOR SALE | RESIDENTIAL VALUE-ADD / REPOSITIONING OPPORTUNITY
±0.37-ACRE SITE WITH SIGNIFICANT ON-SITE PARKING AND FUTURE OPTIONALITY

EXECUTIVE SUMMARY

ASKING PRICE: \$800,000

As exclusive agent, **Cushman & Wakefield** is pleased to offer for sale **40 West Old Country Road**, a residential value-add opportunity located along the West Old Country Road corridor in **Hicksville, New York**. The sale is being conducted by a court-appointed receiver.

The Property consists of approximately 2,150 square feet above grade across a two-story residential building, together with approximately 1,075 square feet of below-grade space, situated on an oversized ±0.37-acre site with substantial on-site parking. The Property is configured with three one-bedroom residences totaling approximately 2,150 square feet.

The combination of a relatively low building footprint, significant land area, residential configuration and central Hicksville location provides investors with flexibility for renovation, continued residential use and longer-term repositioning, subject to purchaser verification, existing occupancy and applicable municipal approvals.



ASSET OVERVIEW	
Section / Block / Lot	11 / 286 / 814
Property Type	Residential
Above-Grade Building SF	±2,150 SF
Below-Grade SF	±1,075 SF
Lot Size	±16,074 SF / ±0.37 Acres
Parking	±25 Surface Spaces
Stories	2
Year Built	1938
Zoning	Neighborhood Business
Real Estate Taxes	\$13,488 (\$6.27 / SF)

UNIT SUMMARY				
UNIT	BEDS	BATHS	SF	STATUS
1	1	1	538	Free Market
2	1	1	538	Free Market
3	1	1	1,075	Free Market
TOTAL	3	3	2,150	

INVESTMENT HIGHLIGHTS



01 THREE-UNIT RESIDENTIAL CONFIGURATION

- Three one-bedroom / one-bathroom residences
- Unit sizes range from approximately 538 SF to 1,075 SF
- Approximately 2,150 SF of total above-grade residential area



02 OVERSIZED SITE WITH SUBSTANTIAL PARKING

- Approximately 16,074 SF / 0.37 acres of land
- Approximately 25 surface parking spaces
- Significant open site area relative to the existing building footprint



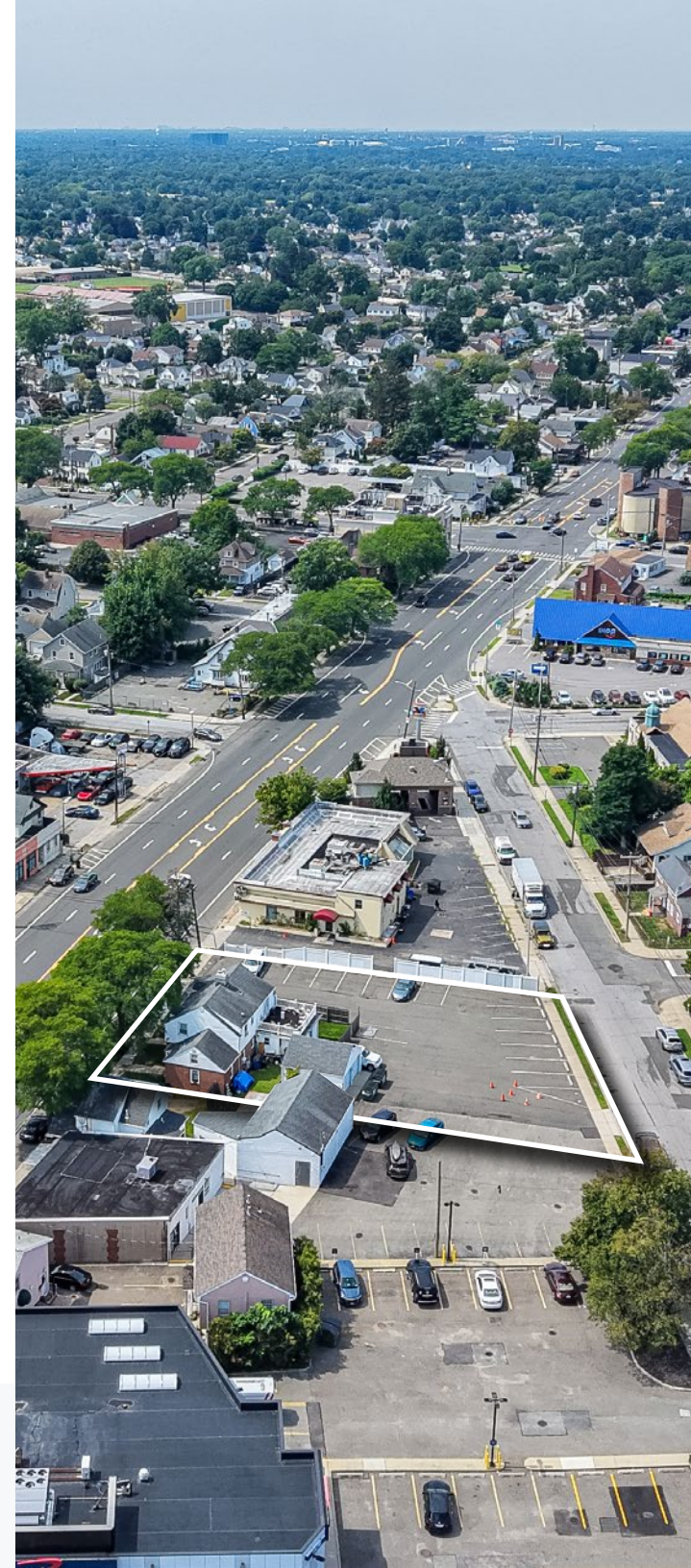
03 VALUE-ADD RESIDENTIAL OPPORTUNITY

- Two-story residential building originally constructed in 1938
- Approximately 1,075 SF of additional below-grade space
- Opportunity to renovate and enhance the existing residential configuration



04 CENTRAL HICKSVILLE LOCATION & FUTURE OPTIONALITY

- Prominent location along the West Old Country Road corridor
- Convenient access to Broadway / Route 107 and the Hicksville LIRR station





AERIAL VIEW

99 Newbridge - 189-Unit Development

Transit-oriented residential development with ground-floor retail, located steps from the Hicksville LIRR station.

Hicksville
LIRR Station



Cornerstone Hicksville - 106-Unit Development

Planned four-story transit-oriented development with residential units and ground-floor commercial space near the Hicksville LIRR station.



\$200M Transformation | The Shops on Broadway

Planned transformation of Broadway Commons into a modern open-air shopping, dining and entertainment destination. Key Town approvals were secured in August 2026, positioning the project to potentially break ground as early as 2027.

West Cherry Street - 20-Unit Development

Three-story, transit-oriented apartment building located at 33-37 West Cherry Street.



Jerusalem Avenue

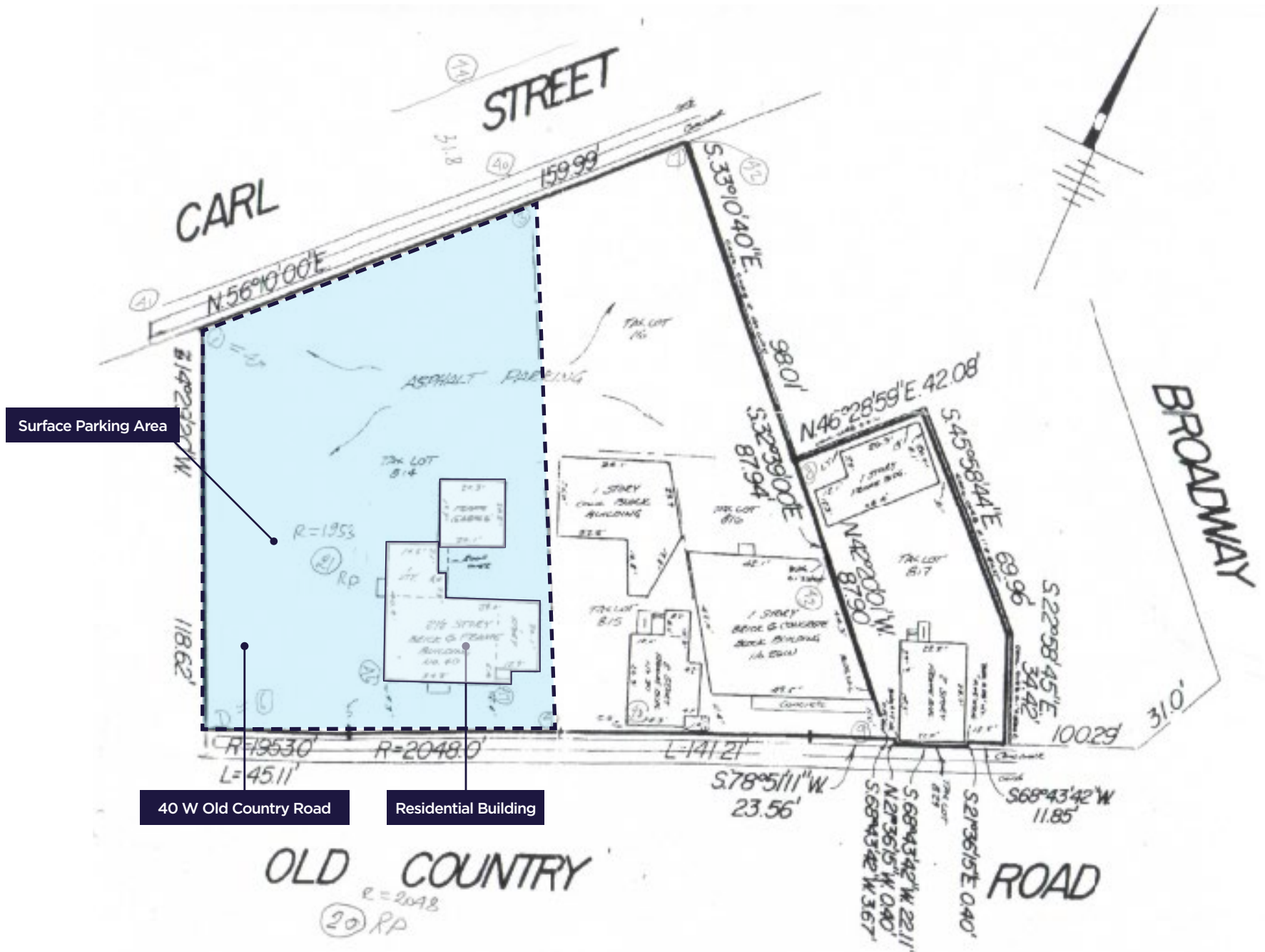
Broadway

W Old Country Road



LOCAL AREA MAP

SITE PLAN & PARCEL CONFIGURATION



LOCATION & DEMOGRAPHICS

HICKSVILLE, NY

Hicksville is a centrally located Nassau County community anchored by strong roadway access, an established commercial base and the Hicksville Long Island Rail Road station. The Property is positioned along the West Old Country Road corridor near Broadway / Route 107, providing convenient access to surrounding communities and major employment centers throughout Nassau County.

40 West Old Country Road occupies a prominent site along the West Old Country Road corridor, with the parcel extending north toward Carl Street. The location combines immediate access to Hicksville's established commercial district with proximity to the Hicksville LIRR station and several major transit-oriented development initiatives reshaping the surrounding downtown area.

LONG ISLAND, NY

Long Island is one of the most populous and economically diverse regions in the United States, extending from the New York City boroughs of Brooklyn and Queens through Nassau and Suffolk County to Montauk. The region is supported by premier transportation infrastructure, strong public-school systems, leading medical facilities, established employment centers, and a high quality of life.

Historically rooted in defense, manufacturing, and technology, Long Island has evolved into a diversified economy driven by healthcare, life sciences, logistics, education, professional services, and high-tech industries. As Manhattan and broader New York City housing costs remain elevated, Long Island continues to benefit from steady residential demand, offering relative value, strong community amenities, and access to both New York City and major Long Island employment centers.



LOCAL DEMOGRAPHICS

Metric	1 Mile	3 Miles	5 Miles
Population	19,146	164,607	345,650
Households (2025)	5,742	50,643	110,473
Average Household Income	\$161,788	\$175,683	\$173,167
Median Household Income	\$134,122	\$148,788	\$148,500
Median Home Value	\$711,214	\$715,324	\$724,892
Owner-Occupied Households	76%	85%	85%
Renter-Occupied Households	24%	15%	15%
Median Age	42	43	43

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FOR MORE INFORMATION, PLEASE CONTACT

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