

227 WALL STREET

HUNTINGTON, NY 11743

PREMIER COMMERCIAL OPPORTUNITY

A wonderful opportunity to own
this spacious space in a bustling
shopping center.



APPROX.
2,000 SQ FT



EXCELLENT
VILLAGE LOCATION



ON-SITE PARKING
+ REAR GARAGE



OIL HEAT
SYSTEM



FRONT & REAR ENTRANCE
with back loading dock.



PARKING IN THE FRONT
and plenty of parking in the back.



ACCESS TO THE PARKING LOT
from Southtown Road.



HIGH VISIBILITY EXPOSURE
with plenty of foot traffic.








CLOSE PROXIMITY TO
Huntington Village, among UPS,
hair salon, Southtown Market, and
high-end restaurants.



THIS PLACE HAS SO MUCH POTENTIAL!

OPERATING EXPENSES

 TAXES	\$14,073
 QUARTERLY CAM	\$794.39
 QUARTERLY WATER BILL	\$65.00
 OIL HEAT (EST.)	\$1,500
 PSEG MONTHLY (EST.)	\$400

ESTIMATED MONTHLY EXPENSES (APPROX.)

\$2,734



227 Wall Street
227 Wall St, Huntington, NY 11743

 **Douglas Elliman**
Commercial



Melanie Mazzeo
Douglas Elliman Commercial
550 Smithtown Byp, Suite 115-117, Smithtown, NY 11787
Mmazzeo@elliman.com (mailto:Mmazzeo@elliman.com)
(631) 858-2439



227 Wall Street

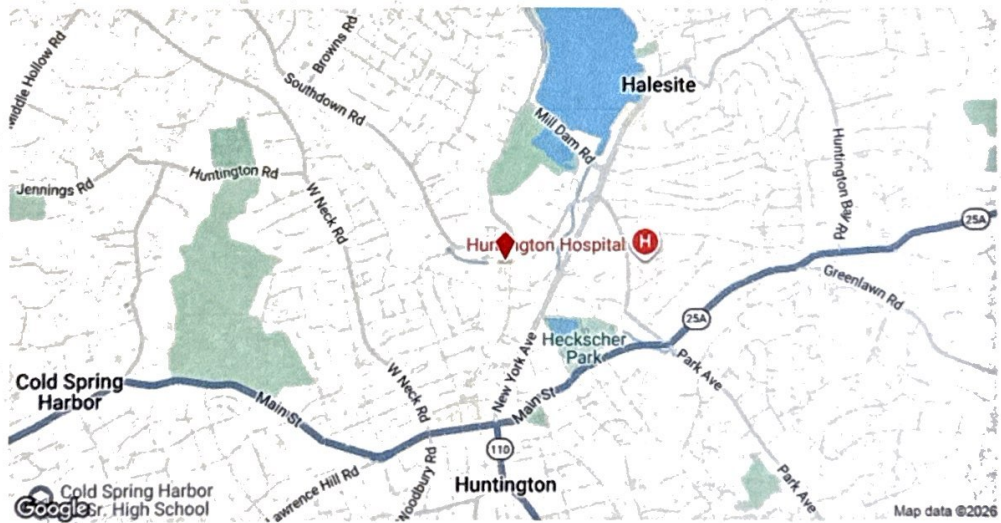
Wonderful opportunity to own this spacious space in a bustling shopping center. Front and rear entrances with back loading dock. Parking in the front and plenty of parking in the back. Access to the parking lot from Southdown Rd. High visibility and exposure with close proximity to Huntington Village. Set among UPS, Hair Salon, South Down Market, and High End Restaurants. This space has so much potential!...

- Incredible Visibility and Location



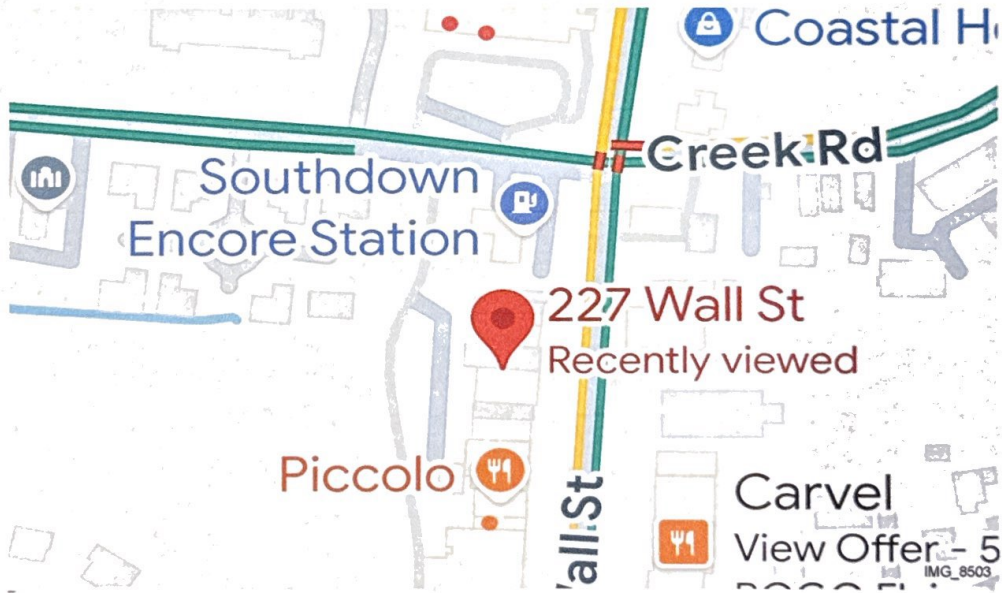


Price: \$1,150,000
Property Type: Retail
Property Subtype: Storefront
Building Class: B
Sale Type: Owner User
Lot Size: 0.15 AC
Gross Building Area: 2,380 SF
No. Stories: 4
Year Built: 1952
Tenancy: Single
No. Dock-High Doors/Loading: 1
Zoning Description: C-3
APN / Parcel ID: 0400-071-00-01-00-013-000
Walk Score®: 70 (Moderately friendly)
Transit Score®: 30 (Somewhat friendly)



227 Wall St, Huntington, NY 11743

Property Photos



Property Photos





Property Photos

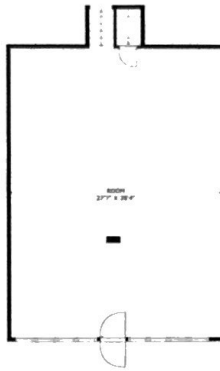


Melanie Mazzeo
SRES
Douglas Elliman Real Estate

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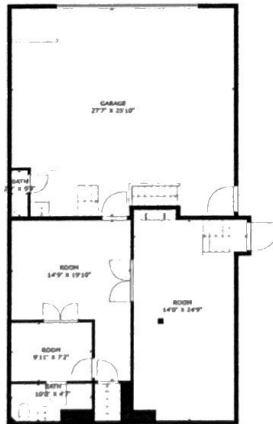


First Floor

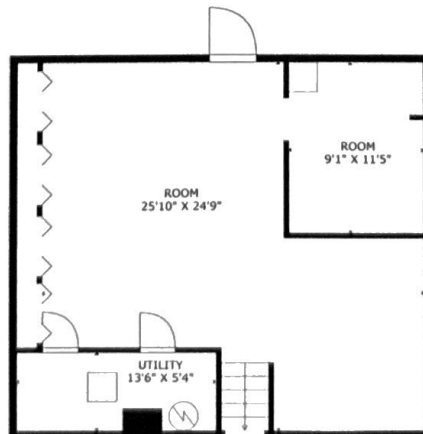


TOTAL: 2397 sq. ft.
BELLOW GROUND: 612 sq. ft. FLOOR 2: 1075 sq. ft. FLOOR 3: 692 sq. ft.
EXCLUDED AREAS: UTILITY: 17 sq. ft. B. BATH: 12 sq. ft. GARAGE: 897 sq. ft.
REPLACE: 0 sq. ft.

Second Floor



Basement





Town of Huntington
 Tax Map #0400-071.00-01.00-004.007
 229 WALL ST, HUNTINGTON
 MILL NECK PARTNERS LTD

Name/ Mail Address
 MILL NECK PARTNERS LTD
 229 Wall St
 Huntington NY 11743-2060

Class	481 Downtown Row Type (w/comm)	Roll Section	1 Taxable
Book No	07 Sect 067-074	Property Type	3 Commercial
Nbhd	90011	School District	472603 Huntington
Zoning	Check GIS layer	Tax Code	118 Tax District - 118
Size Total	0.17 Acres		
FY	2025		

Parcel Info.

Subdivision/Lot	Effective Year	Inactive Year	Legal
004007	1998		070090505

Property Area

Flood Zone		Sub Nbhd	
School Dist	472603 Huntington	City Dist	
Park Dist		Fire Dist	
Ward		Other Dist	
Area		Inspection Territory	

Legal Description

Front Size		Class	481 Downtown Row Type (w/comm)
Size1		Primary Land	
Size2	0.17 Acres	Property Type	3 Commercial
Size Total	0.17 Acres		

Owner (Current)

MILL NECK PARTNERS LTD
 229 Wall St
 Huntington NY 11743-2060

Building Information

Id	Effective Year	Location
		229 WALL ST

Permits

All Applications Chronologically

Type	Application	Permit	Certificate	Estimated Cost	Total Fee
Transferred Data	A19580000428	002553	010213	\$9,750.00	\$11.50
	1/1/1958	5/1/1958	6/16/1958		
	Purpose				
	ERECT 1 STORY MASONRY COMMERCIAL BUILDING FOR STORE - 31' X 65' Z/B/A # 2951 & 2951A - 3/22/62				

Type	Application	Permit	Certificate	Estimated Cost	Total Fee
Transferred Data					
	A19890000836				
	1/1/1989				
	Purpose				
	ZBA 002951				
Type	Application	Permit	Certificate	Estimated Cost	Total Fee
Facial Sign					
	A300785	S300808		\$28.00	\$150.00
	7/31/2003	7/31/2003			
	Purpose				
Type	Application	Permit	Certificate	Estimated Cost	Total Fee
HU-TRIENNIAL - HUNTINGTON					
	A120048	F012055			\$38.75
	1/10/2012	1/30/2012			
	Purpose				
Type	Application	Permit	Certificate	Estimated Cost	Total Fee
HU-TRIENNIAL - HUNTINGTON					
	A150213	F017425			\$100.00
	4/1/2015	11/2/2015			
	Purpose				
Type	Application	Permit	Certificate	Estimated Cost	Total Fee
HU ANNUAL FS INSP - HUNTINGTON					
	A170764	F171616			\$100.00
	3/1/2017	8/14/2017			
	Purpose				
Type	Application	Permit	Certificate	Estimated Cost	Total Fee
HU ANNUAL FS INSP - HUNTINGTON					
	A180232	F180643			\$100.00
	3/1/2018	4/13/2018			
	Purpose				
Type	Application	Permit	Certificate	Estimated Cost	Total Fee
HU ANNUAL FS INSP - HUNTINGTON					
	A190221	F190522			\$100.00
	3/1/2019	3/20/2019			
	Purpose				
Type	Application	Permit	Certificate	Estimated Cost	Total Fee
HU ANNUAL FS INSP - HUNTINGTON					
	A200890	F200441			\$100.00
	3/1/2020	4/9/2020			
	Purpose				
Type	Application	Permit	Certificate	Estimated Cost	Total Fee
HU ANNUAL FS INSP - HUNTINGTON					
	A210212	F210483			\$100.00
	3/1/2021	3/8/2021			
	Purpose				

Type	Application	Permit	Certificate	Estimated Cost	Total Fee
HU ANNUAL FS INSP - HUNTINGTON					
	A220213	F220863			\$100.00
	3/1/2022	5/19/2022			
Purpose					

Type	Application	Permit	Certificate	Estimated Cost	Total Fee
Illuminated Channel					
	A220331	S306830			\$239.50
	12/28/2022	12/28/2022			
Purpose					

Type	Application	Permit	Certificate	Estimated Cost	Total Fee
	A220331	S306830			\$239.50
	12/28/2022	12/28/2022			
Purpose					

Type	Application	Permit	Certificate	Estimated Cost	Total Fee
HU ANNUAL FS INSP - HUNTINGTON					
	A230389	F230564			\$100.00
	3/1/2023	4/4/2023			
Purpose					

Type	Application	Permit	Certificate	Estimated Cost	Total Fee
HU ANNUAL FS INSP - HUNTINGTON					
	A240205	F240836			\$100.00
	3/1/2024	4/9/2024			
Purpose					

Type	Application	Permit	Certificate	Estimated Cost	Total Fee
HU ANNUAL FS INSP - HUNTINGTON					
	A250185	F250613			\$100.00
	3/1/2025	4/2/2025			
Purpose					

Type	Application	Permit	Certificate	Estimated Cost	Total Fee
HU ANNUAL FS INSP - HUNTINGTON					
	A260362				\$100.00
	3/1/2026				
Purpose					

Insp.Date	Insp.Time	Status	Inspector	Notes
1/20/2012		Completed		TRIENNIAL
TRIENNIAL COMMERCIAL				
3/12/2015		Completed		TRIENNIAL
TRIENNIAL COMMERCIAL				
2/23/2017		Completed		ANNUAL
ANNUAL				
3/6/2018		Completed		ANNUAL
ANNUAL				
2/25/2019		Completed		ANNUAL
ANNUAL				

3/3/2020 ANNUAL	Completed	ANNUAL
2/22/2021 ANNUAL	Completed	ANNUAL
3/30/2022 ANNUAL	Completed	ANNUAL
2/27/2023 ANNUAL	Completed	ANNUAL
2/15/2024 ANNUAL	Completed	ANNUAL
3/11/2025 ANNUAL	Completed	ANNUAL
4/15/2026 ANNUAL	Scheduled	ANNUAL

Inspections

Building & Housing

Insp.Date	Insp.Time	Status	Inspector	Notes
1/20/2012 TRIENNIAL COMMERCIAL		Completed		TRIENNIAL
	Linked Permits Application	Permit	Certificate	Type
	A120048	F012055		HU-TRIENNIAL - HUNTINGTON
	1/10/2012	1/30/2012		
3/12/2015 TRIENNIAL COMMERCIAL		Completed		TRIENNIAL
	Linked Permits Application	Permit	Certificate	Type
	A150213	F017425		HU-TRIENNIAL - HUNTINGTON
	4/1/2015	11/2/2015		
2/23/2017 ANNUAL		Completed		ANNUAL
	Linked Permits Application	Permit	Certificate	Type
	A170764	F171616		HU ANNUAL FS INSP - HUNTINGTON
	3/1/2017	8/14/2017		
3/6/2018 ANNUAL		Completed		ANNUAL
	Linked Permits Application	Permit	Certificate	Type
	A180232	F180643		HU ANNUAL FS INSP - HUNTINGTON
	3/1/2018	4/13/2018		
2/25/2019 ANNUAL		Completed		ANNUAL
	Linked Permits Application	Permit	Certificate	Type
	A190221	F190522		HU ANNUAL FS INSP - HUNTINGTON

3/3/2020 ANNUAL	3/1/2019	3/20/2019 Completed		ANNUAL
	Linked Permits Application	Permit	Certificate	Type
	A200890	F200441		HU ANNUAL FS INSP - HUNTINGTON
2/22/2021 ANNUAL	3/1/2020	4/9/2020 Completed		ANNUAL
	Linked Permits Application	Permit	Certificate	Type
	A210212	F210483		HU ANNUAL FS INSP - HUNTINGTON
3/30/2022 ANNUAL	3/1/2021	3/8/2021 Completed		ANNUAL
	Linked Permits Application	Permit	Certificate	Type
	A220213	F220863		HU ANNUAL FS INSP - HUNTINGTON
2/27/2023 ANNUAL	3/1/2022	5/19/2022 Completed		ANNUAL
	Linked Permits Application	Permit	Certificate	Type
	A230389	F230564		HU ANNUAL FS INSP - HUNTINGTON
2/15/2024 ANNUAL	3/1/2023	4/4/2023 Completed		ANNUAL
	Linked Permits Application	Permit	Certificate	Type
	A240205	F240836		HU ANNUAL FS INSP - HUNTINGTON
3/11/2025 ANNUAL	3/1/2024	4/9/2024 Completed		ANNUAL
	Linked Permits Application	Permit	Certificate	Type
	A250185	F250613		HU ANNUAL FS INSP - HUNTINGTON
4/15/2026 ANNUAL	3/1/2025	4/2/2025 Scheduled		ANNUAL
	Linked Permits Application	Permit	Certificate	Type
	A260362			HU ANNUAL FS INSP - HUNTINGTON
	3/1/2026			

THIS IS NOT AN OFFICIAL RECORD OF THE TOWN OF HUNTINGTON.

This summary is for general information purposes only. Site histories may be updated without notice.
The public information summary shall not serve as a substitute for an official record.