

Marketing Brochure

# PRIME Bar & Lounge w/Outdoor Patio

279 Hillside Avenue Williston Park, NY 11596



For More Information:

**HOOTAN MOEIRZADEH**

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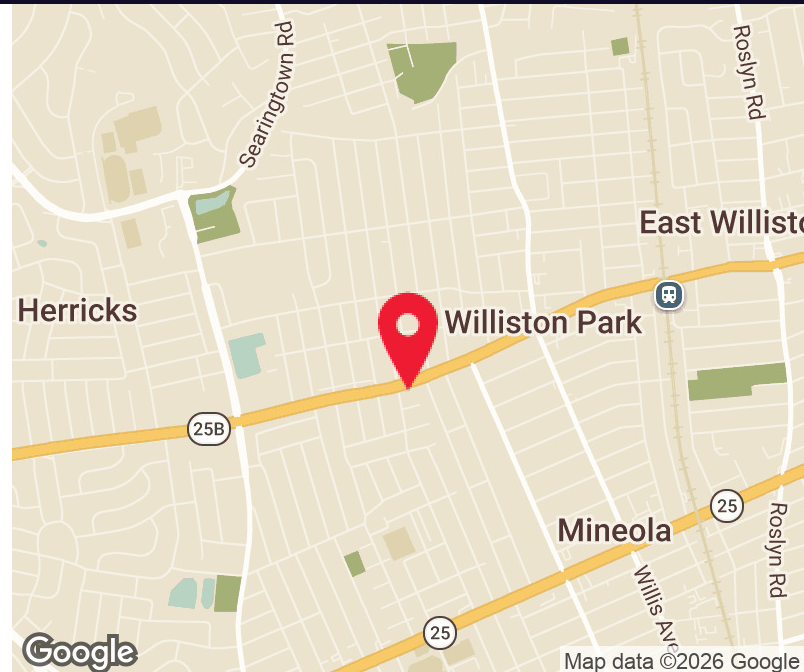


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## Offering Summary

Sale Price:	Subject To Offer
Building Size:	2150 SF
Available SF:	1850 SF
Lot Size:	0.05 Acres
Price / SF:	-
Year Built:	1926
Renovated:	2020

## Property Overview

**Opportunity:** 279 Hillside Ave, Williston Park, NY 11596

**Prime Corner Property & Turn-Key Business for Sale**

This high-visibility corner location in the heart of Nassau County offers a rare opportunity to own both a versatile commercial property and an established business. Formerly an upscale international lounge, the space features a seamless blend of sophisticated indoor areas and a beautiful, private rear patio/garden.

**Property Highlights:**

**Versatile Use:** Ideal for Retail, Medical, Professional Office, or a Restaurant/Bar (Turn-key with furniture and equipment included).

**Full Infrastructure:** Features a full basement with multiple access points, utility sinks, central HVAC, and gas heating.

**Premier Location:** Situated in a high-density residential hub surrounded by Garden City, Roslyn, and Mineola.

**Accessibility:** Exceptional proximity to the LIRR, public transit, and major local amenities.

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## Location Description

Prime retail space in the heart of Williston Park, positioned within one of the most densely populated and walkable neighborhoods in the region. The property benefits from exceptional transit access, located moments from the East Williston LIRR Station, drawing steady commuter traffic from Manhattan and across Long Island. Its proximity to the Northern State Parkway and Jericho Turnpike further enhances regional visibility and accessibility.

Situated on Hillside Avenue, a major commercial artery with consistently high daily car counts, the site offers outstanding exposure and premium signage potential. The surrounding residential density provides a built-in customer base, with thousands of households within immediate walking distance.

The area's affluent and diverse demographics create strong demand for boutique retail, specialty services, medical offices, and upscale dining. Nearby community anchors—including the Williston Park Public Library, Kelleher Field, reputable schools, and multiple houses of worship—generate reliable foot traffic throughout the week.

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Section 1

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