

CUSHMAN & WAKEFIELD EXCLUSIVE LISTING

26-30 W OLD COUNTRY ROAD

+ WEST CARL STREET

HICKSVILLE, NY



**CUSHMAN &
WAKEFIELD**

LONG ISLAND
INVESTMENT SALES TEAM



FOR SALE | OWNER-USER / REPOSITIONING OPPORTUNITY

±0.28-ACRE ASSEMBLAGE WITH RETAIL, OFFICE / WAREHOUSE SPACE AND PARKING

EXECUTIVE SUMMARY

ASKING PRICE:
\$1,950,000

\$511 / SF ABOVE GRADE

As exclusive agent, **Cushman & Wakefield** is pleased to offer for sale **26-30 West Old Country Road together with the West Carl Street parking parcel**, a commercial owner-user and repositioning opportunity located in the heart of Hicksville, New York. **The sale is being conducted by a court-appointed receiver.**

The offering comprises approximately **3,818 square feet of above-grade commercial space** across 26 and 30 West Old Country Road, together with a parking lot parcel on West Carl Street. The improvements include retail, office and warehouse space across a combined **±12,375-square-foot / ±0.28-acre site**, together with approximately 23 surface parking spaces across the three parcels.

The combination of flexible commercial improvements, parking and a central location along the West Old Country Road corridor provides an opportunity for owner occupancy, continued commercial use and longer-term repositioning, subject to existing occupancy, purchaser verification and applicable municipal approvals.



ASSET OVERVIEW

Section / Block / Lots	11 / 286 / 816, 815 & 16
Property Type	Retail / Office / Warehouse / Parking
Above-Grade Building SF	±3,818 SF
Below-Grade SF	±415 SF
Combined Lot Size	±12,375 SF / ±0.28 Acres
Parking	±23 Surface Spaces
Zoning	Neighborhood Business
Real Estate Taxes (2025/26)	\$28,613 (\$7.49 / SF)

ASSET COMPONENTS

Property	Use	Building SF	Lot SF
26 W Old Country Road	Retail	1,911	3,611
30 W Old Country Road	Office / Warehouse	1,907	3,485
West Carl Street	Parking	—	5,279
Total		3,818	12,375

INVESTMENT HIGHLIGHTS

01 FLEXIBLE COMMERCIAL CONFIGURATION

- Approximately 3,818 SF of combined above-grade commercial space
- 26 W Old Country Road contains approximately 1,911 SF of retail space
- 30 W Old Country Road contains approximately 1,907 SF of office / warehouse space, including 1,021 SF of warehouse area
- Approximately 415 SF of additional below-grade space at 30 W Old Country Road

02 THREE-PARCEL ASSEMBLAGE WITH PARKING

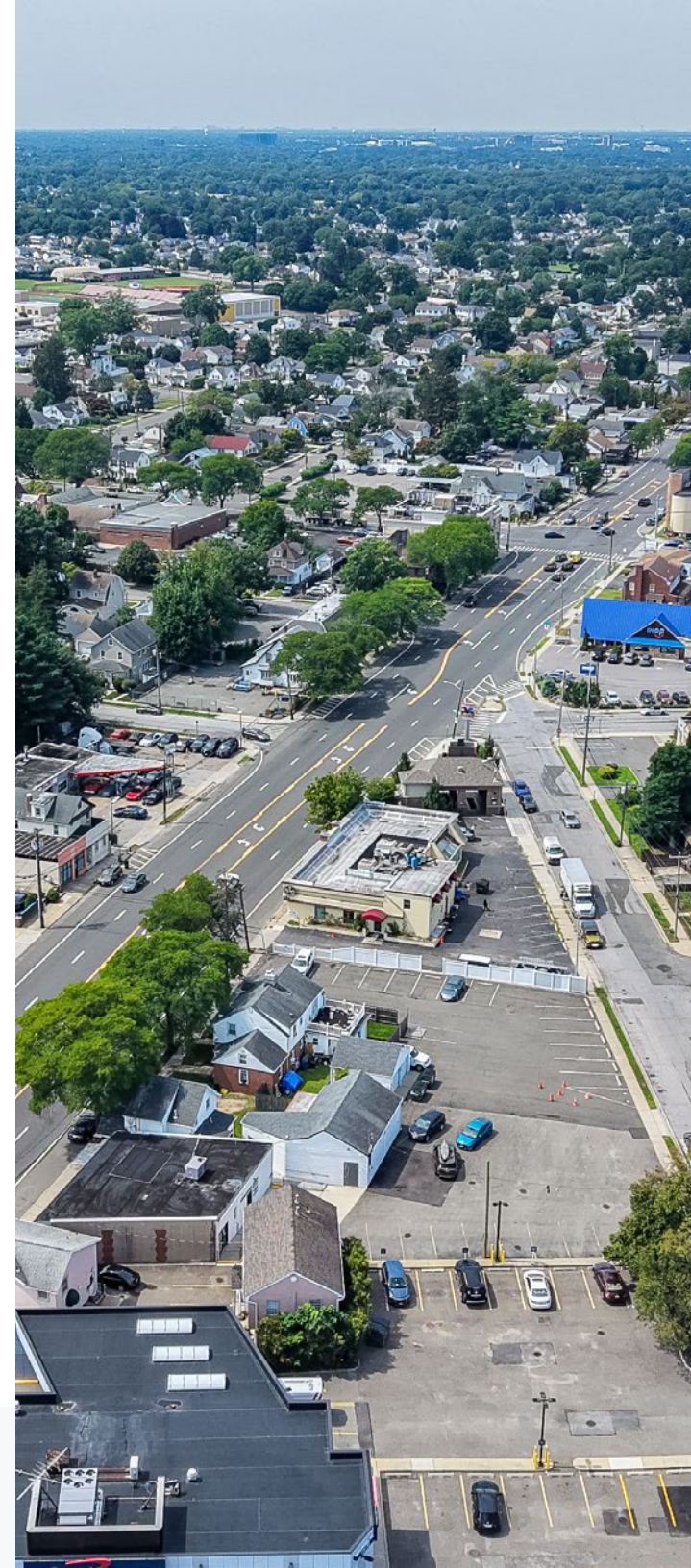
- Combined site area of approximately 12,375 SF / 0.28 acres
- Approximately 23 surface parking spaces across the offering
- Separate West Carl Street parcel provides parking supporting the improvements
- Multiple parcels provide flexibility for continued use and future repositioning

03 OWNER-USER & VALUE-ADD OPPORTUNITY

- Retail, office and warehouse components accommodate a range of commercial users
- Opportunity for an owner-user to occupy and reposition the existing improvements
- Existing building scale and parking configuration provide flexibility for future renovation or reconfiguration

04 CENTRAL HICKSVILLE LOCATION & FUTURE OPTIONALITY

- Prominent position along the West Old Country Road corridor
- Convenient access to Broadway / Route 107 and the Hicksville LIRR station
- Located within the Neighborhood Business zoning district
- Long-term repositioning potential subject to applicable zoning, municipal approvals and purchaser due diligence





26 W Old Country Road

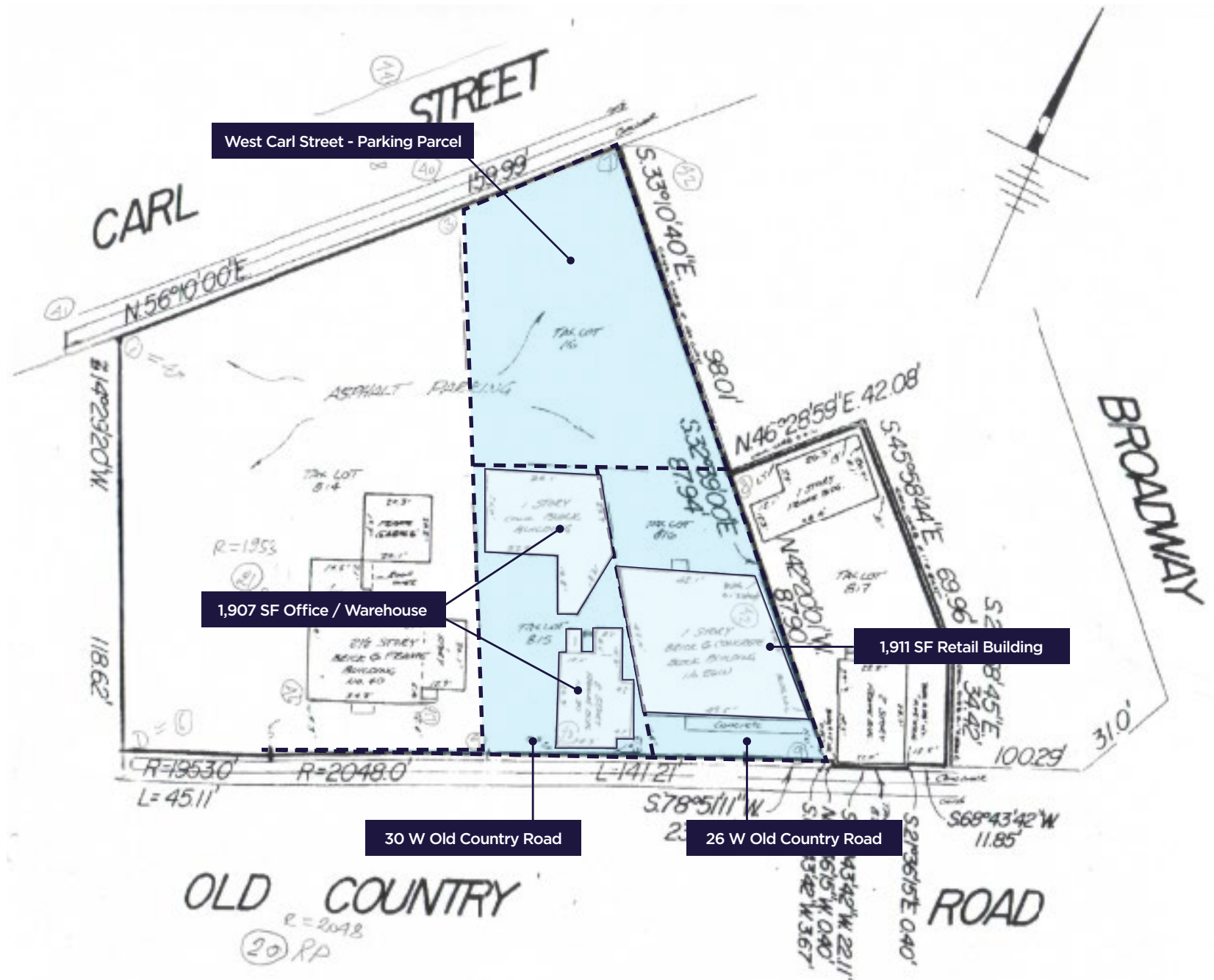
30 W Old Country Road

40 W Old Country Road
SEPARATELY AVAILABLE - PLEASE INQUIRE

West Carl Street Parking

AERIAL VIEW

SITE PLAN & PARCEL CONFIGURATION







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.



W Old Country Road

LOCAL AREA MAP



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.

26-30 West Old Country Road and the West Carl Street parcel comprise a three-parcel commercial assemblage in the heart of Hicksville's established business district. The offering benefits from frontage along West Old Country Road, parking accessed from West Carl Street, and close proximity to Broadway / Route 107 and the Hicksville LIRR station.

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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