

COMMERCIAL

Truck & Auto Service

PROPERTY FOR SALE



FOR SALE *23 Heitz Place
Hicksville, NY*



Commercial-Industrial Grade Auto Repair Facility

Exclusive Broker

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RE
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\$1,600,000

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All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. The Agent has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. The Agent's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. The Agent and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.)

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THE PROPERTY

- ❖ Huge 7,225sf automotive service area on .22 acres
- ❖ 5 Overhead doors; 10x12 to 12 x 14
- ❖ 3 service pits
- ❖ 15' ceilings; ample room for portable lifts, bridge and gantry cranes
- ❖ 2 year 325,000 BTU waste-oil heater
- ❖ Large Service basement with service ramp

THE LOCATION

- ❖ A stone's-throw away from the newly renovated Hicksville Train Station – the starting point for the MTA's **Multibillion dollar 3rd Track Project**, completed October 2022
- ❖ Adjoining the transformative **Hicksville Downtown Revitalization (DRI) District**, recently rezoned for **high-density development**, with new mixed-use projects underway
- ❖ One block from Broadway, surrounded by sprawling Town and LIRR parking lots

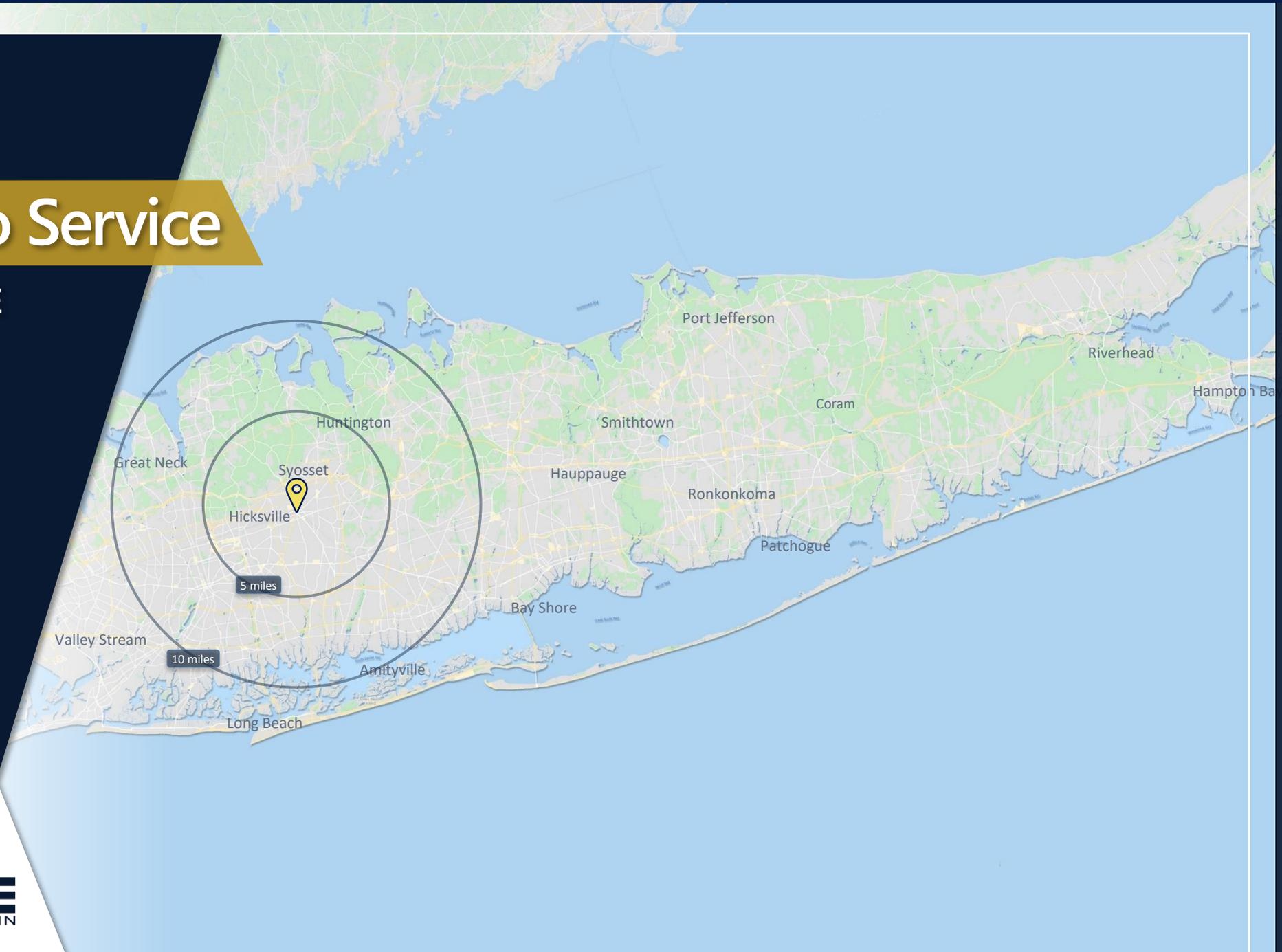
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MARKET OVERVIEW

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NASSAU COUNTY is situated runs from the north to south shores of Long Island, bordered by Queens County to the west and Suffolk County to the east. With 1,356,924 people according to the recently released 2020 census, Nassau County is 2nd in largest New York State in terms of both population density and total inhabitants – only New York City is larger. Home to the internationally recognized **Cold Spring Harbor DNA Laboratory** and the **New York Institute of Technology**, Nassau county's academic underpinnings are recognized world-wide; County high school students regularly win the **Intel International Science and Engineering Fair** and other **STEM-based** academic awards. Nassau County is the **most affluent** in New York State, as well as one of the **highest income** counties in the entire country, being home to **four** of the nation's top **ten** towns by median income.



MARKET OVERVIEW

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26-acre Sears
Redevelopment
Site



BROADWAY | COMMONS

MTA Long Island Rail Road
Hicksville Station

PSEG LONG ISLAND

GRUMMAN
STUDIOS

1 mile

HICKSVILLE

LOCATION

RIGHT WHERE YOU NEED TO BE

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Truck & Auto Service

PROPERTY FOR SALE



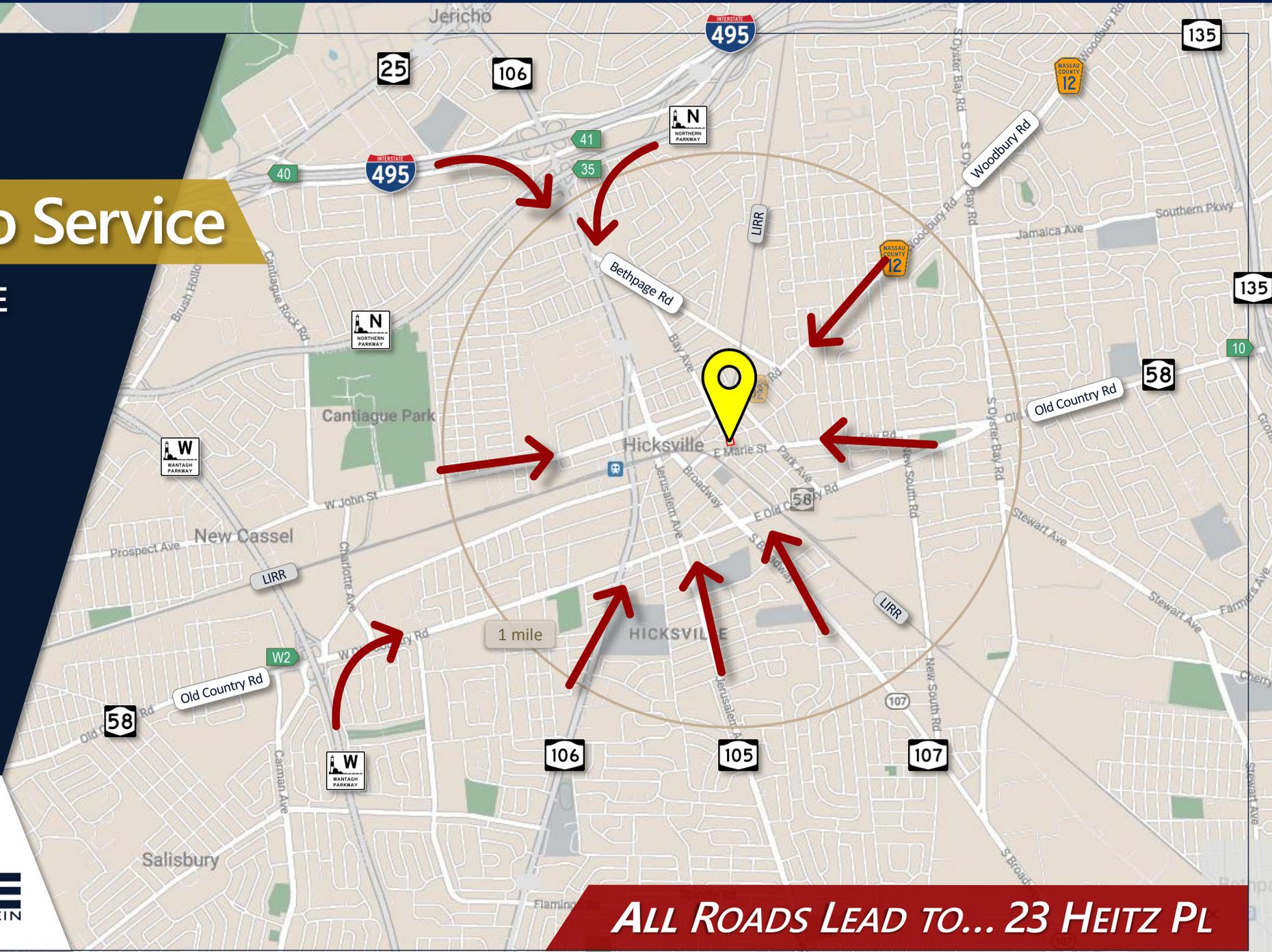
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ALL ROADS LEAD TO... 23 HEITZ PL



ROAD PATTERNS

"AUTO SERVICE GROUND ZERO"

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23 Heitz Place
Hicksville, NY



Hicksville's central location makes it a preferred destination for industrial commercial and retail automotive sales & servicing. Perfect for main shop or secondary location

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BUSINESS ENVIRONMENT

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LIRR Hicksville Station

Broadway Mall / Ikea

VIEW WEST

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Broadway Mall / Ikea

Hwy Interchange
LIE / Northern Pkwy, Rte 25

Sears Redevelopment Site

VIEW NORTH

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Newsday

By Ted Phillips, November 8, 2022

The long-stalled Hicksville downtown revitalization plan is beginning to move again after Oyster Bay and New York State officials agreed upon a revised set of projects.

The state will provide \$8.7 million in grant money to pay for infrastructure improvements and open-space projects around the Hicksville Long Island Railroad station. **Town Supervisor Joseph Saladino** said Monday that construction is expected to begin in the summer.

The changed plan “keeps in line with the spirit of the DRI [Downtown Revitalization Initiative] award,” Saladino said in an interview.

“We are thrilled that these have been approved after much input from the public and quite a bit of community input to this,” Saladino said. “We think that these projects are going to be phenomenal in redesigning the experience in downtown Hicksville.”

The revised plan would expand John F. Kennedy Memorial Park into parking spaces directly to the south and create a Festival Plaza nearby by adding plantings and seating to land being used as surface parking. Both were in the original plan but had been conceived of as being larger open spaces.



Click or Scan to
view DRI report

THE *HICKSVILLE DOWNTOWN REVITALIZATION INITIATIVE*

23 HEITZ PL ADJOINS THE DRI

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Proposed HD Zoning	
	HD-I
	HD-II
	HD-III

Other Proposed Changes	
	CB to GB
	CD to ND
	GB to ND

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THE *HICKSVILLE DOWNTOWN REVITALIZATION INITIATIVE*

MARKET INFLUENCES

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Newsday

By Ted Phillips, November 8, 2022

The Long Island Rail Road's nearly 10-mile-long Third Track through Nassau County is done, officials announced Monday morning.

The \$2.5 billion effort had been considered and debated by Long Island planners for more than six decades before construction began in 2019.

"This is the completion of a long, long ride," Gov. Kathy Hochul announced at a news conference at a garage adjacent to the LIRR's Westbury Station. The crowd included key figures from the project's long history, including two former LIRR presidents and the current interim president.

The new track, stretching from Floral Park to Hicksville, has long been seen as critical to the expansion of the LIRR, which has operated on the same two tracks through its bottlenecked Main Line for more than a century. The constrained infrastructure limited the railroad's ability to run eastbound trains during the morning rush hour, westbound trains in the evening, and to work around unexpected service disruptions along the busy line, which connects to Ronkonkoma, Huntington, Port Jefferson, Hempstead, and Oyster Bay.

Combined with its also soon-to-be-completed East Side Access megaproject, the LIRR says it will boost service by 40% and, for the first time, be able to provide adequate service to "reverse commuters" traveling to and from jobs on Long Island.

MTA COMPLETES \$2.5 BILLION 3rd TRACK PROJECT

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PROPERTY PHOTOS

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Huge 4,340sf main shop floor, includes 3 OHDs, 15' clear ceilings; state of the art 325,000 BTU CleanBurn ceiling mounted waste oil furnace

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PROPERTY PHOTOS

Large Storage Basement w/service ramp

Overhead Doors: up to 12'x14' - 5 front, 1 rear

2nd shop - 2,840sf includes - 3 service pits
& administrative offices

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Exceptional Real Estate Guidance™

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