

OFFERING MEMORANDUM

Prime 3 Office/Medical Condos | 877 Stewart Avenue Garden City, NY 11530

FOR SALE



Commercial



EXECUTIVE SUMMARY



Prime 3 Office/Medical Condos | 877 Stewart Avenue Garden City, NY 11530

Building Size:	6,250 SF	Lot Size:	4 Acres
Available SF:	2,500 SF	Sale Price:	N/A
Year Built:	1988		

Property Overview

Welcome to 877 Stewart Ave, Garden City, NY 11530 — Suites #s 15, 16 & 17
Premier Medical Office Condo Opportunity

This premier Investment & Owner/User opportunity represents a rare chance to acquire multiple suites within one of Garden City’s most established and highly recognized medical office buildings. The property is home to top-tier A+ medical groups, providing exceptional stability, prestige, and long-term value for both investors and owner users.

Property Highlights

- Highly desirable medical/professional building with strong owner user occupancy
- Four separate access points (front, right, left, and rear) providing convenient patient drop off and staff entry
- Marble flooring throughout common areas
- Abundant on site parking — approx. 200+/- spaces
- Flexible layout suitable for a wide range of medical and professional uses
- Located within a well established professional plaza serving affluent surrounding communities
- Access & Connectivity
 - Exceptional access to major highways and public transportation — a major advantage for both patients and staff
 - Centrally located near key amenities including:
 - Shopping centers
 - Medical and professional buildings
 - Restaurants, retail, grocery stores
 - Post office, DMV, schools, Gym Facilities and more..

Exclusively represented by:
HOOTAN MOEIRZADEH
Licensed Associate Real Estate Broker
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PROPERTY HIGHLIGHTS

Prime 3 Office/Medical Condos | 877 Stewart Avenue Garden City, NY 11530

- **Premier Multi-Suite Portfolio:** Includes 3 medical condos (Suites 15, 16 & 17) in a highly recognized medical building.
- **Top-Tier A+ Tenants:** Leased to institutional-grade healthcare providers including Northwell Health & Prime Health.
- **Stable Passive Income:** Long-term lease stabilities with 5 years remaining for Suite 15 and 8 years for Suite 16.
- **Owner/User Flexibility:** Suite 17 (Profile Physical Therapy) can be delivered vacant for immediate practice occupancy.
- **Turn-Key Clinical Build-Outs:** Fully equipped medical layouts with private exam rooms, specialized infrastructure, and ADA restrooms.
- **Abundant On-Site Parking:** Massive wrap-around parking lot featuring approximately 200+/- parking spaces.
- **Prime Medical Corridor:** Situated in the affluent Nassau County market with exceptional highway and transit connectivity.
- **Convenient Accessibility:** Features four separate access points (front, right, left, and rear) for seamless patient drop-off.

Join Neighbors:

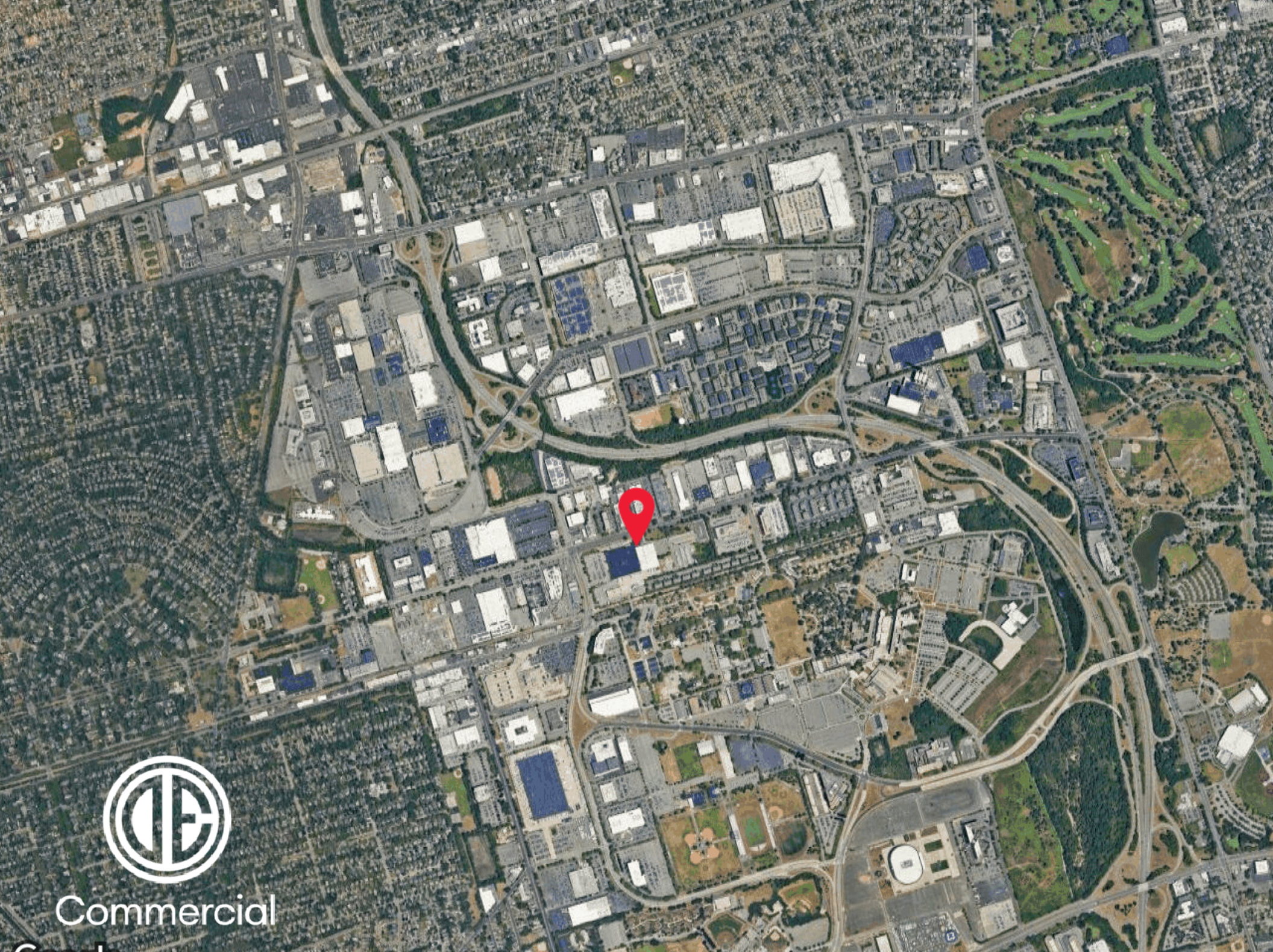


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Google

PROPERTY DESCRIPTION

Prime 3 Office/Medical Condos | 877 Stewart Avenue Garden City, NY 11530



Location Description

Market & Location Advantage

Situated in affluent, highly accessible Nassau County, 877 Stewart Avenue offers an exceptional combination of prestige, convenience, and long-term stability. The property features a massive wrap-around parking lot, outstanding transit connectivity, and close proximity to several major regional hospitals, making it a premier destination for medical professionals and patients alike.

This combined multi-suite portfolio represents a recession-resistant, institutional-quality asset, ideal for discerning investors seeking to secure a meaningful foothold in Long Island's elite medical corridor.

Surrounded by a dense, well-developed residential and commercial neighborhood, the property benefits from consistent, year-round demand for high-quality medical and professional services, further reinforcing its long-term investment strength.

Situated in the affluent and highly accessible Nassau County with consistent demand for high quality services, 877 Stewart Avenue boasts a massive, wrap-around parking lot, excellent transit connectivity, and close proximity to major regional hospitals. This combined portfolio is the ultimate, recession-proof asset for discerning investors looking to secure a major foothold in Long Island's elite medical market.

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ADDITIONAL PHOTOS



Prime 3 Office/Medical Condos | 877 Stewart Avenue Garden City, NY 11530



Exclusively represented by:

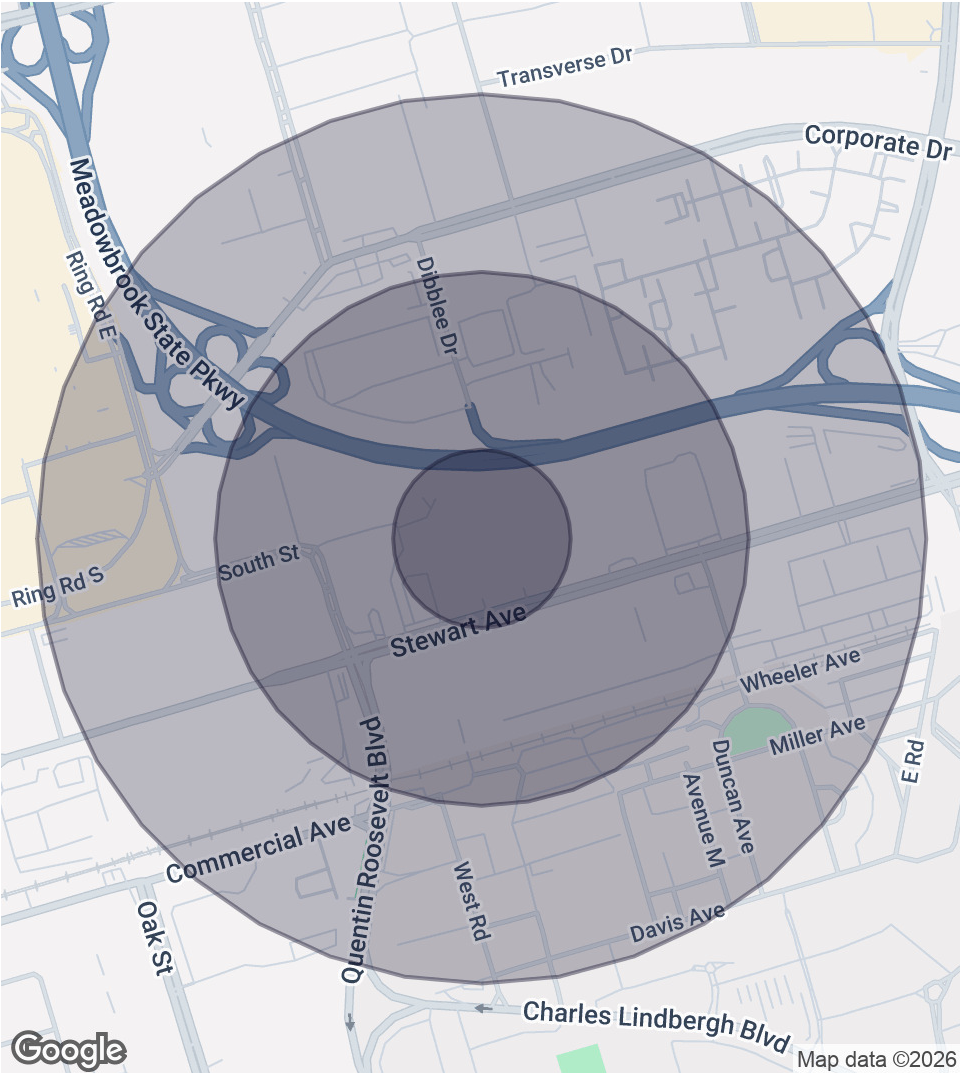
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DEMOGRAPHICS MAP & REPORT

Prime 3 Office/Medical Condos | 877 Stewart Avenue Garden City, NY 11530



0.1 Miles Radius

Population
335
Households
199
Average HH Income
\$177,731

Median HH Income
-
Daytime Population (W/ 16 yr+)
-

0.3 Miles Radius

Population
1,385
Households
645
Average HH Income
\$176,780

Median HH Income
-
Daytime Population (W/ 16 yr+)
-

0.5 Miles Radius

Population
8,866
Households
2,958
Average HH Income
\$187,581

Median HH Income
-
Daytime Population (W/ 16 yr+)
-

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FLOOR PLANS

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TOTAL: 5656 sq. ft
1st floor: 5656 sq. ft

SIZES AND DIMENSIONS ARE ESTIMATED

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