

# RIXEL REAL ESTATE

INVEST IN YOUR FUTURE

## FOR SALE

60 JERUSALEM AVE, HICKSVILLE, NY 11801

1,247  
BUILDING SF

0.18 AC  
LOT SIZE

5  
PARKING

C  
ZONING

54 FT  
FRONTAGE

## CITGO SERVICE STATION

### PROPERTY & BUSINESS FOR SALE

A retail service-station opportunity on Jerusalem Avenue in Hicksville. The offering includes the property and business, with an approximately 1,247 SF building on a 0.18-acre site.

Positioned for an owner-operator, mechanic, or investor seeking a commercial property with multiple potential revenue streams.



**Service station property and business**



**Single-tenant site**



**54 feet of Jerusalem Ave frontage**



**Five on-site parking spaces**



**One-story, Class C building**



**Zoning: C**

**ASKING PRICE: \$1,110,000**



60 JERUSALEM AVE, HICKSVILLE, NY 11801

#### PROPERTY ACCESS & SITE FACTS

 **JERUSALEM AVE**  
54 FT FRONTAGE

 **ON-SITE PARKING**  
5 SPACES

 **COMMERCIAL SITE**  
0.18 AC LOT

## LOCATION OVERVIEW

### HICKSVILLE, NEW YORK

Situated at **60 Jerusalem Avenue in Hicksville**, this CITGO service station offers approximately 54 feet of street frontage at a signalized intersection. On-site signage helps make the property visible to passing motorists, while five parking spaces support customer access.

The property is approximately 0.3 miles from the **Hicksville LIRR station**—a six-minute walk—with nearby bus stops approximately 0.1 miles away. This central Long Island location provides convenient access for customers and employees.

**JFK, LaGuardia, and Long Island MacArthur airports** are approximately 21–24 miles away, connecting the area to the broader New York region.



# PROPERTY OVERVIEW

## SERVICE STATION | HICKSVILLE

An **opportunity** to acquire both the property and operating CITGO business at 60 Jerusalem Avenue in Hicksville. The offering combines fuel sales, a convenience shop, and automotive service facilities, providing multiple revenue streams.

The one-story building contains approximately 1,247 SF on a 0.18-acre lot, with five parking spaces and approximately 54 feet of frontage on Jerusalem Avenue. The property is zoned C and includes on-site signage.

With strong in-place **cash flow** reported in the listing, this offering is positioned for an owner-operator, mechanic, or investor seeking an established business with commercial real estate ownership.

| PROPERTY TYPE            | BUILDING           |
|--------------------------|--------------------|
| Retail / Service Station | 1,247 SF   1 Story |
| ZONING                   | YEAR BUILT         |
| C                        | 1936               |



60 JERUSALEM AVE, HICKSVILLE, NY 11801 | SITE & STREET PRESENCE

## SITE SIZE

0.18 ACRES

## BUILDING

1,247 SF

## FRONTAGE

54 FT ON JERUSALEM AVE



