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Exclusive Listings

September 2022





30 Jericho Executive Plaza, Suite 300C
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NASSAU

<u>LOCATION</u>	<u>AVAILABLE SF</u>	<u>COMMENTS</u>
219 Bedford Avenue, Bellmore	1,200	Office/Flex
580 E. Meadow Ave, East Meadow	4,192	Office IN CONTRACT
55 St. John's Place, Freeport	5,000	Office/Whse
56-58 W. Merrick Rd, Freeport	17,000	Office/Retail/Whse
70 S. Main St, Freeport	5,000	Investment
11 Glen Cove Rd, Greenvale	3,200	Retail/Office/Flex PRICE REDUCTION
244-4 W. Old Country Road, Hicksville	2,000	Flex Offices
256-A W. Old Country Road, Hicksville	1,100	Flex Offices
4144 Sunrise Hwy, Massapequa	5,548	Flex Building
1844 Lansdowne Ave., Merrick	12,348	Flex Buildings IN CONTRACT
3000 Lawson Blvd, Oceanside	23,332	Industrial/Retail/Wholesale IN CONTRACT
530 Merrick Road, Rockville Centre	2,200	Retail



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SUFFOLK

<u>LOCATION</u>	<u>SIZE</u>	<u>COMMENTS</u>	
560 Brook Ave, Deer Park	8,350	Industrial/Office	IN CONTRACT
116 Toledo Drive, Farmingdale	3,985	Industrial/Office	IN CONTRACT
2385 New York Ave, Huntington	3,000	User/Investor	PRICE REDUCTION
200 Broadhollow Rd, Melville	1,470/2,350/3,314	Office	

SUFFOLK LAND

<u>LOCATION</u>	<u>SIZE</u>	<u>COMMENTS</u>	
Brookhaven Technology Center, Shirley	3.03 ac	Land	IN CONTRACT



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EXCLUSIVE REPORT – September 2022

Nassau



REVISED

Bellmore, 219 Bedford Avenue – Office/Flex

Available Sq. Ft.: 1,200 +/- SF – freestanding commercial building plus lower-level storage
Sale Price: \$599,000
Taxes: \$13,252
Lease Price: \$3,900/Mo.
Available: Immediately
Comments: Combination offices plus storage, gas heat, full HVAC, on-site parking, walking distance to Bellmore LIRR, corner property

Broker: Steve Epstein



IN CONTRACT

East Meadow, 580 E. Meadow Avenue (AKA Newbridge Ave.) – Office

Available Sq. Ft.: 4,192 +/- SF freestanding commercial building on .36 Acres
Sale Price: \$1,195,000
Taxes: \$44,499.09 (2021)
Available: Immediately
Comments: Functional layout with 11 peripheral offices, conference room, large bullpen and break room, sun filled sky-lit reception area, many built-ins, 4 sinks, fully sprinklered, constructed on slab, gas heat, 16 parking spaces (plus free street parking).

Broker: Bill Yorio



Freeport, 55 St. John's Place – Office/Warehouse

Available Sq. Ft.: 5,000 sq. ft. building
Sale Price: \$1,375,000
Taxes: \$3.40 per sq. ft.
Comments: One-story building, fully A/C, 5% office space, 13.5' clear ceiling height, drive-in loading door, 800 amp electrical service, gas heat, on-site and municipal parking

Broker: Gary J. Schacker



Freeport, 56-58 W. Merrick Rd – Mixed Use/Office/Retail/Warehouse

Available Sq. Ft.: 17,000 sq. ft. – two story
Sale Price: \$2,195,000
Taxes: \$75,000
Comments: Two-story building, 1st floor – 10,000 sf warehouse with 1 drive-in door, 2nd floor – 7,000 sf, located in heart of business district, 12' height throughout, 25,000 cars per day traffic count, large municipal parking at rear of property, ample electric power, available immediately, ideal mixed use/office/retail/warehouse, zoning Business B

Broker: Steve Epstein



Freeport, 70 S. Main St – Investment

Available Sq. Ft.: 5,000 +/- SF - 1st floor condo space – fully rented (AAA credit tenant)
Sale Price: \$1,250,000
Total Income: \$139,700
Taxes & CAM: \$60,000
NOI: \$79,700
Cap Rate: 6.4%
Comments: High ceilings and three walls of windows, leased renewed through May 2026 to Corporation of the Presiding Bishop of the Church of Jesus Christ of Latter Day Saints, a Utah Corp., paved walkway from municipal parking lot in rear to Main Street, abundant parking, walking distance to LIRR, located between Sunrise Hwy & Merrick Rd. Prime State-Of-The-Art new construction

Broker: Steve Epstein



PRICE REDUCTION

Greenvale, 11 Glen Cove Road- Retail/Office/Flex Building

Available Sq. Ft.: 3,200 +/- SF total building

- 1,367 +/- SF main floor
- 486 +/- SF 2nd floor
- 1,347 +/- SF functional lower level

Lease Price: ~~\$6,500~~ **\$5,900 per month modified gross**

Available: Immediately

Comments: High trafficked area 40K + cars per day, opposite prestigious Wheatley Plaza, excellent unique space, fully sprinklered, on-site parking, high ceilings, heavy power

Broker: **Gary J. Schacker, SIOR**



Hicksville, 244-4 West Old Country Road – Offices/Flex Building

Available Sq. Ft.: 2,000 +/- SF

- Ideal for E-Commerce

Lease Price: \$3,400 per month gross plus utilities

Available: Immediately

Comments: Conveniently located in central Nassau, Fully sprinklered, full HVAC, gas heat, on-site parking, two bathrooms

Broker: **Steve Epstein**



Hicksville, 256-A West Old Country Road – Offices/Flex Building

Available Sq. Ft.: 1,100 +/- SF

- Consisting of 4 offices and large open bullpen
- Can be combined with Unit 252-2 for total of 2,450 +/- SF

Lease Price: \$2,000 per month gross plus utilities

Available: Immediately

Comments: Central Nassau location, fully sprinklered, full HVAC, gas heat, ample on-site parking, 1 handicap accessible bathroom

Broker: **Steve Epstein**



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Massapequa, 4144 Sunrise Hwy. – Flex Building

Available Sq. Ft.: 5,548 +/- SF offices on 4,869 SF lot

- 1st floor – 2,774 +/- SF modern offices with 12' ceilings
- Lower level: 2,774 +/- SF storage with 10' ceilings

Sale Price: \$1,500,000
Taxes: \$30,211
Lease Price: \$20.00 PSF Net
Available: Immediately
Comments: Gas heat, 200 amps service, fully wired telecommunications, both on-site and street parking in front and rear, drive-in door, located close to Seaford-Oyster Bay Expressway (NY 135)

Broker: Steve Epstein



IN CONTRACT

Merrick, 1844 Lansdowne Ave. – Flex Buildings (AKA 1834-1844-1850 Lansdowne Ave.)

Available Sq. Ft.: Combined +/- 12,348 SF Buildings on 20,000 SF Lot

- #1834 – 6,048 SF +/- part two-story (mezzanine = 1,944 SF +/-) with freight elevator
- #1844 – 3,220 SF +/-
- #1850 – 3,080 SF +/-

Sale Price: ~~\$2,600,000~~ **Now \$2,450,000**
Taxes: \$72,856
Available: Immediately
Comments: Three adjoining inter-connected flex buildings with separate ingress/egress, each building separately metered for gas and electric, full HVAC and sprinklers, zoned business, 19 cars parking on site plus street, kitchen/cafeteria, cameras and alarmed, Cat 5 networking, updated finishes throughout, multiple restrooms.

Broker: Steve Epstein

Located next to New PETSMArt & across from P.C. Richards -- Costco Now Open!!

3000-Lawson-Blvd!!



IN CONTRACT

Oceanside, 3000 Lawson Blvd – Industrial/Retail/Wholesale

Available Sq. Ft.: 23,332 +/- SF building on 47,212 sq. ft. lot
Sale Price: \$2,999,000
Taxes: \$122,000
Lease Price: TBD
Comments: 600 feet +/- frontage on Lawson Blvd, 14-28' height, fully sprinklered, parking 40 cars on site, located across from PC Richards Appliance store & next to New PETSMArt – Costco now open, ideal for redevelopment-wholesale/retail outlet, adjacent to railroad, connected to sewers, zoned light manufacturing, walking distance to LIRR train station, close proximity to new Residential Community developed by Beechwood Organization. **Pricing flexible for ALL CASH, QUICK CLOSE SALE.**

Broker: Steve Epstein



Rockville Centre, 530 Merrick Rd – Retail

Available Sq. Ft.: 2,200 +/- SF
• 1st floor – 2,200 +/- SF - (divisions possible)
Lease Price: \$5,500
Available: Immediately
Comments: Parking on-site plus street, Huge visibility and traffic count located at the corner of Long Beach Road with traffic signal, full HVAC, division possible, local neighbors include: Pantry Diner, South Nassau/Mount Sinai Hospital, CVS, CityMD, Dunkin' Donuts, Subway, Allstate Insurance, & Jovia Financial

Broker: Steve Epstein

Suffolk



IN CONTRACT

Deer Park, 560 Brook Avenue – Industrial/Office

Available Sq. Ft.: 8,350 SF building on .86 Acres
Sale Price: \$1,575,000
Taxes: \$19,048 (Year 2022)
Available: Immediately
Comments:

- 10% office
- 14' clear ceiling height
- 1 drive in door
- 1 loading dock
- 400 amps power
- Oil Heat
- Gas meter at building
- Gated Yard
- 4 sides of brick

Broker: Alan Yaffe



IN CONTRACT

Farmingdale, 116 Toledo Street – Industrial/Office

Available Sq. Ft.: 3,985 SF building on .23 Acres
Sale Price: \$900,000
Taxes: \$11,300 (Year 2022)
Available: Immediately
Comments:

- 12% office
- 12' clear ceiling height
- 1 drive in door
- Gated yard
- 200 amps power
- Gas heat
- Connected to sewer

Broker: Alan Yaffe



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Price Reduction

Huntington Station, 2385 New York Avenue – User/Investor

Available Sq. Ft.: 3,000 sq. ft. +/- building (plus lower-level storage) with large rear yard and detached garage 20' X 24"

Sale Price: **Now \$769,000**

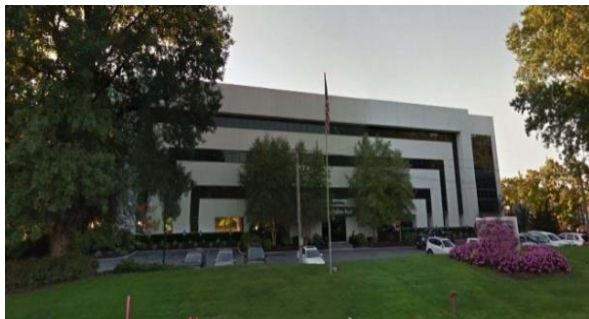
Taxes: \$23,764

Available: Immediately

- Comments:
- Two-Story Building:
 - First floor: commercial
 - 2nd floor: residential/Apartment – 1 Bedroom
 - Lower level - storage
 - Lot size: .34 acres
 - Gas heat:
 - Property features high traffic count and visibility
 - Zone: C-3 commercial
 - Parking: 11 spaces

Info: Can be delivered vacant or with tenants.

Broker: **Steve Epstein**



Prime Strategic Location

Melville, 200 Broadhollow Road – Office

Building Size: 69,000 sq. ft. on 4 Floors

Available Space: 1,470 +/- SF/2,350 +/- SF/3,314 +/- SF

Floor	Suite	Area	Asking Rent	Possession
3 rd	Suite 306	1,470 SF	\$28.50 + electric	Immediate
3 rd	Suite 312	2,350 SF	\$28.50 + electric	Immediate
4 th	Suite 401	3,314 SF	\$28.50 + electric	Immediate

Comments: Located between the Long Island Expressway at Exit 49, and the Northern State Parkway, Exit 40, 200 Broadhollow Road features a prime location on Melville's corporate corridor offering premier tenant services and amenities. The building features a newly renovated lobby & corridors, new roof and HVAC. Typical floors of 22,000 square feet, distinctive lobby décor with columns & frosted glass, new computerized building energy management systems, zoned tenant-controlled HVAC and electricity, high speed broadband internet connectivity, 2 passenger elevators, 24 hour/7-day access, covered parking available/executive covered reserved parking, health club & fitness center, in the heart of corporate Melville, prime 110 location with first class dining, shopping & hotels nearby

Brokers: **Ray Finkelstein/Steve Epstein**



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Suffolk Land

A NEW SEWERAGE TREATMENT PLANT WAS COMPLETED
AND IS OPERATING IN THE INDUSTRIAL PARK.

Shirley, Brookhaven Technology Center – Land

Ramsey Road

3.03 acres

\$1,060,500 (\$350,000/acre) (IN CONTRACT)

Broker: **Alan Yaffe**



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