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Exclusive Listings

November 2023





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NASSAU

LOCATION

AVAILABLE SF

COMMENTS

2635 Pettit Ave., Bellmore	2,400	Flex/Offices	LEASED
70 S. Main St, Freeport	5,000	Investment	
606 Brook Street, Garden City	10,334	Industrial/Office	LEASED
244-A W. Old Country Road, Hicksville	3,000	Flex Offices	LEASED
4144 Sunrise Hwy, Massapequa	5,548	Flex Building	
1844 Lansdowne Ave., Merrick	12,348	Flex Buildings	
2816 Long Beach Rd., Oceanside	7,500	Retail/Office/Flex/Medical	
3000 Lawson Blvd, Oceanside	23,332	Industrial/Retail/Wholesale	IN CONTRACT
10 Harbor Park Drive, Port Washington	9,671	Offices	NEW LISTING





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SUFFOLK

LOCATION

SIZE

COMMENTS

500 Wheeler Road, Hauppauge

18,200

Industrial/Office

SOLD

694 Motor Pkwy, Hauppauge

1,272

Office/Medical

PRICE REDUCTION

200 Broadhollow Rd, Melville

4,373/ 3,730

Office

REVISED

SUFFOLK LAND

LOCATION

SIZE

COMMENTS

Holbrook, Veterans Memorial Highway

3.3 ac

Land



EXCLUSIVE REPORT – November 2023

Nassau



LEASED

Bellmore, 2635 Pettit Ave. – Investment

Available Sq. Ft.: 2,400 +/- SF – First Floor
 Lease Price: \$6,000 per month gross
 Available: Immediately
 Comments: This pre-built, brand new construction and fully furnished space in move-in-ready condition offers the following:

- Direct access
- Full HVAC, sprinklered
- Separately metered electric
- High ceilings throughout
- Located across from LIRR - HUGE visibility for LIRR commuters
- Zoned business
- Parking: Large municipal lots located in front and rear of building

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](#)



LEASED

Garden City, 606 Brook Street – Industrial/Office (with Possible Outside Storage)

Available Sq. Ft.: 10,334 +/- SF
Lease Price: \$23.50 per sq. ft. modified gross
Available: Available Now
Comments: 25,624 sq. ft. total building, 1,980 sq. ft. A/C office, 13.5' clear ceiling height, 3 drive-in loading doors, excellent parking, building is sprinklered, ideally located, near public transportation.

Broker: Gary J. Schacker, SIOR



LEASED

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

Available Sq. Ft.: 3,000 +/- SF

- Consisting of large open bullpen and two near offices

Lease Price: \$4,500 per month gross plus utilities (\$18.00 SF Gross)
Available: Immediately
Comments: Central Nassau location, fully sprinklered, new LED lighting, fully HVAC, gas heat (included in rent), separately metered for electric, double door front entry, 3 bathrooms.

Broker: Steve Epstein



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: \$27,953
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



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: \$3,300,000
Taxes: \$86,563
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



Oceanside, 2816 Long Beach Rd. – Retail/Office/Flex/Medical Building

Available Sq. Ft.: Building Size: 7,500 SF +/- on 4,879 SF +/- Lot (formerly Salon Montage) total consisting of:

- First floor: 4,000 SF
- Lower level: 3,500 SF

Sale Price: \$1,888,000
Taxes: \$61,639
Lease Price: \$35.00 PSF Gross for Entire 7,500 SF
Available: Immediately
Comments: ➤ Divides for Multiple Tenants with separate meters for gas and electric
➤ Four (4) entrances – 2 Front, Rear and Side
➤ Parking: Adjoining rear municipal lot
➤ Main road retail exposure
➤ Heavy traffic count: 35,000 vehicles per day
➤ Zoned business

Broker: **Steve Epstein**



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**



NEW LISTING

Port Washington, 10 Harbor Park Dr – Office

Executive Offices Available

- 9,671 SF +/- 2nd floor

Lease Price: Call for Pricing

Available: Immediately

Excellent office space, 4 to 1 parking ratio, all custom woodwork finishes, private bathroom, sprinklered, well located within minutes of Roslyn, Port Washington and Plandome LIRR station and close to major airports.

Broker: [Ray Finkelstein](#)

Suffolk



SOLD

Hauppauge, 500 Wheeler Rd. – Industrial/Office Use

Available Sq. Ft.: 18,200 Sq. Ft. +/- building (1.25 Acres lot +/-)
 Sale Price: ~~\$5,100,000~~ **\$4,500,000**
 Taxes: \$44,176 (2.39 S)F
 Available: Immediately
 Lease Price: \$25.00 per square foot Modified Gross
 Comments:

- One-Story Building – 18,200 SF +/-
- 11,000 Sq. Ft. Office
- 7,200 Sq. Ft. Warehouse (includes 3,600 functional mezzanine)
- Extremely High-End Office and Bathrooms
- 1 Oversized Drive-In Door, 1 Tailboard Loading Dock
- 18' Clear Ceiling Height, Fully Sprinklered
- 151 KW Full Building Generator
- Campus Like Setting

Broker: Gary J. Schacker, SIOR



PRICE REDUCTION

Hauppauge, Motor Parkway Plaza, 694 Motor Parkway – Office/Medical

Available Sq. Ft.: 1,272 sq. ft.
 Lease Price: \$19.50 per sq. ft. Plus Electric .
 Available: Immediately
 Comments: 33,318 SF Center on 3.5 acres site, LEED Certified Property, high traffic property, signage on the L.I.E., 7:1 covered parking, fully built out medical office, well maintained, adjacent to Hauppauge Industrial Park, LIE visibility, unique mixed-use property. Tenants include: Sunrise Medical Labs, Ideal Image, FedEx, Chipotle, Subway, Hurricane Wings, Dunkin Donuts, Tesla and Electrify America Super charging Stations

Broker: Gary J. Schacker, SIOR



Prime Strategic Location

REVISED

Melville, 200 Broadhollow Road – Office

Building Size: 69,000 Sq. Ft. on 4 Floors
Available Space: 4,373 +/- SF/3,730 +/- SF/1,470 +/- SF

Floor	Suite	Area	Asking Rent	Possession
2 nd	Suite 201	3,730 SF	Call for Pricing	Immediate
4 th	Suite 400	4,373 SF	Call for Pricing	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

Broker: **Ray Finkelstein**

Suffolk Land

Zoned Light Industrial

Holbrook – Land

Northwest Corner of Lincoln Avenue 3.3 acres **\$4,500,000**
& Veterans Memorial Hwy.

Broker: **Ray Finkelstein**