



30 Jericho Executive Plaza, Suite 300C
Jericho, NY 11753-1031
Tel: 631.421.1000
Fax: 631.421.0680
www.unitedrealtyinc.com

Exclusive Listings

April 2024





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Tel: 631.421.1000
Fax: 631.421.0680
www.unitedrealtyinc.com

Seth Abel
631.421.1000
sabel@unitedrealtyinc.com

Gary Joel Schacker, SIOR
Direct: 516.320.7707
Cell: 516.297.9707
gschacker@unitedrealtyinc.com

Steven Epstein
Direct: 516.320.7704
Cell: 516.524.1353
sepstein@unitedrealtyinc.com

Alan Yaffe
631.421.1000
ayaffe@unitedrealtyinc.com

Ray Finkelstein
Direct: 516.320.7702
Cell: 516.316.4294
rfinkelstein@unitedrealtyinc.com

Richard Yaffe, V.P. Asset Mgmt.
Direct: 516.320.7717
ryaffe@trianglepropertiesllc.com

Anne Lang
631.421.1000
alang@unitedrealtyinc.com

William T. Yorio
Direct: 516.320.7709
Cell: 516.457.8678
byorio@unitedrealtyinc.com





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NASSAU

LOCATION

AVAILABLE SF

COMMENTS

939 Church St., Baldwin

5,100

Investment

NEW LISTING

70 S. Main St., Freeport

5,000

Investment

240-A W. Old Country Road, Hicksville

1,800

Flex Offices

250 W. Old Country Road, Hicksville

2,000

Retail/Showroom

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

2 Harbor Park Drive, Port Washington

24,394

Office

NEW LISTING

10 Harbor Park Drive, Port Washington

9,671

Offices

NEW LISTING



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SUFFOLK

LOCATION

SIZE

COMMENTS

200 Broadhollow Rd., Melville

3,730 / 4,570

Office

REVISED

SUFFOLK LAND

LOCATION

SIZE

COMMENTS

Holbrook, Veterans Memorial Highway

3.3 ac

Land



EXCLUSIVE REPORT – April 2024

Nassau



NEW LISTING

Baldwin, 939 Church Street - Investment

Available Sq. Ft.: 5,100 +/- SF – part 2 story building on 6,395 SF lot +/-

- Divides:
 - 2 story section
 - 1st Floor: 1,800 SF warehouse
 - 2nd Floor: 1,800 SF offices
 - 1 story section: 1,500 SF warehouse

Sale Price: \$850,000 **Reduced**

Taxes: \$17,240

Available: Immediately

Comments: This 5,100 SF +/- part 2-story building consists of:

- Height: 12 feet
- Fenced and gated yard with curb cut
- Lower level storage (1,500 SF) not included in building square footage
- Two drive-in doors
- Gas (In-Street)
- Electric: 200 AMPS

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



Hicksville, 240-A West Old Country Road – Offices/Flex Building

Available Sq. Ft.: 1,800 +/- SF
 • Brand new offices and bathroom
 • Ideal for E-Commerce
 Lease Price: \$3,500 per month gross plus utilities (\$3.50 SF)
 Available: Immediately
 Comments: Property is located in Central Nassau location, Full HVAC, fully sprinklered, double-door entrance, and on-site parking.

Broker: Steve Epstein



Hicksville, 250 W. Old Country Road – Retail/Showroom

Available Sq. Ft.: 2,000 +/- SF
 • Huge visibility, high traffic count – 35,000 cars daily
 Lease Price: \$6,500 per month gross plus \$3.50 SF utilities
 Available: Immediately
 Comments: Prime Central Nassau location, high-end finish, on-site parking, sprinklered
 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 Montaaage) 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

| | |
|--|---|
| <p>Located next to New PETS MART & across from P.C. Richards -- Costco Now Open!</p>  <p>IN CONTRACT</p> | <p>Oceanside, 3000 Lawson Blvd – Industrial/Retail/Wholesale</p> <p>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 PETS MART – 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.</p> <p>Broker: Steve Epstein</p> |
|  <p>NEW LISTING</p> | <p>Port Washington, 2 Harbor Park Dr – Office</p> <p>Executive Offices Available</p> <ul style="list-style-type: none"> • 24,394 SF on 2.94 Acre Lot <p>Lease Price: Reduced to \$19.50 PSF Plus Utilities Available: Immediately</p> <p>Terrific two-story office space built in 1982, entire 2nd floor with elevator, 4 to 1 parking ratio, well located within minutes of Roslyn, Port Washington and Plandome LIRR station and close to major airports.</p> <p>Broker: Ray Finkelstein</p> |



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



Prime Strategic Location

REVISED

Melville, 200 Broadhollow Road – Office

Building Size: 69,000 Sq. Ft. on 4 Floors

Available Space: 3,730 +/- SF / 4,570 +/- SF (The sum of two divisible areas of 2,135 +/- SF and 2,435 +/- SF)

| Floor | Suite | Area | Asking Rent | Possession |
|-----------------|-----------|---|------------------|------------|
| 2 nd | Suite 201 | 3,730 SF | Call for Pricing | Immediate |
| 4 th | Suite 400 | 4,570 SF (The sum of two divisible areas of 2,135 SF and 2,435 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, 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