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## Exclusive Listings

July 2024





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**NASSAU**

<u>LOCATION</u>	<u>AVAILABLE SF</u>	<u>COMMENTS</u>	
939 Church St., Baldwin	5,100	Investment	<b>IN CONTRACT</b>
16 Saint Johns Place, Freeport	4,120	Industrial	<b>NEW LISTING</b>
70 S. Main St., Freeport	5,000	Investment	
250 W. Old Country Road, Hicksville	2,000	Retail/Showroom	
4144 Sunrise Hwy., Massapequa	5,548	Flex Building	<b>IN CONTRACT</b>
1844 Lansdowne Ave., Merrick	12,348	Flex Buildings	
2816 Long Beach Rd., Oceanside	7,500	Retail/Office/Flex/Medical	<b>IN CONTRACT</b>
3000 Lawson Blvd., Oceanside	23,332	Industrial/Retail/Wholesale	<b>IN CONTRACT</b>
2 Harbor Park Drive, Port Washington	24,394	Office	
10 Harbor Park Drive, Port Washington	9,671	Offices	
3 Seaview Blvd., Port Washington	78,837	Industrial/Offices	<b>NEW LISTING</b>





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**SUFFOLK**

**LOCATION**

**SIZE**

**COMMENTS**

200 Broadhollow Rd., Melville

3,730/1,625

Office

**REVISED**

**SUFFOLK LAND**

**LOCATION**

**SIZE**

**COMMENTS**

Holbrook, Veterans Memorial Highway

3.3 ac

Land

**PRICE REDUCTION**



## EXCLUSIVE REPORT – July 2024

### Nassau



**IN CONTRACT**

#### Baldwin, 939 Church Street - Investment

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

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

Sale Price: \$850,000

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**





**NEW LISTING**

### Freeport, 16 Saint Johns Place – Industrial

- Available Sq. Ft.: 4,120 +/- SF Freestanding Building
- 14' height clear
  - 1 oversize drive-in door
  - Small office
  - Gas heat
  - 200 Amps electric power
  - 10 Cars parking onsite plus additional street parking
  - Zoned Industrial

Lease Price: \$7,000 per month gross  
 Comments: Ideal for contractor / E Commerce. Close to LIRR, located between Sunrise Hwy & Merrick Rd.  
 Broker: **Steve Epstein**



### Freeport, 70 S. Main St – Investment

Available Sq. Ft.: 5,000 +/- SF - 1<sup>st</sup> 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, 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](#)



**IN CONTRACT**

### Massapequa, 4144 Sunrise Hwy. – Flex Building

Available Sq. Ft.: 5,548 +/- SF offices on 4,869 SF lot  
 • 1<sup>st</sup> 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



**IN CONTRACT**

**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 MontAage) 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 PETSMA<span style="color: red;">RT</span> &amp; across from P.C. Richards -- Costco Now Open!</p> RT and PC RICHARDS & SON."/> <p style="color: red; text-align: center;"><b>IN CONTRACT</b></p>	<div style="background-color: #e0e0e0; padding: 5px;"><b>Oceanside, 3000 Lawson Blvd – Industrial/Retail/Wholesale</b></div> <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 &amp; next to New PETSMA<span style="color: red;">RT</span> – 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. <b>Pricing flexible for ALL CASH, QUICK CLOSE SALE.</b></p> <p><b>Broker:</b> <a href="#">Steve Epstein</a></p>
	<div style="background-color: #e0e0e0; padding: 5px;"><b>Port Washington, 2 Harbor Park Dr – Office</b></div> <p>Executive Offices Available</p> <ul style="list-style-type: none"> <li>• 24,394 SF on 2.94 Acre Lot</li> </ul> <p>Lease Price: Reduced to \$19.50 PSF Plus Utilities          Available: Immediately</p> <p>Terrific two-story office space built in 1982, entire 2<sup>nd</sup> 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><b>Broker:</b> <a href="#">Ray Finkelstein</a></p>



### Port Washington, 10 Harbor Park Dr – Office

Executive Offices Available

- 9,671 SF +/- 2<sup>nd</sup> 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](#)



**NEW LISTING**

### Port Washington, 3 Seaview Blvd. – Industrial/ Office

78,837 Sq. Ft. Building on 3 Acres

- 16,559 Sq. Ft. stunning office and reception
- 2,568 Sq. Ft. seating lounge and misc. office
- 59,710 Sq. Ft. warehouse

Sale Price: \$21,000,000

Taxes: \$3.74 PSF (Pilot)

NOI: \$14.33 PSF (\$1,129,734.21 per annum)

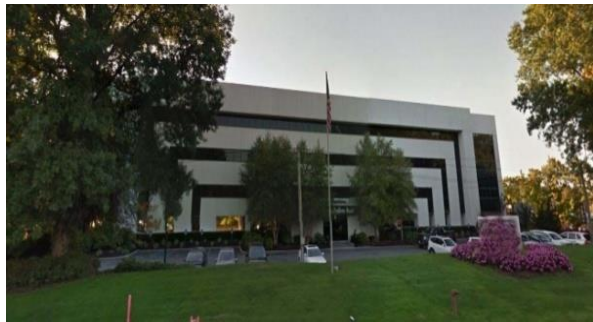
Cap Rate: 5.38%

- Comments:
- 16,559 SF at 22' clear
  - 43,151 SF at 40' clear
  - 5 Loading docks, 1 drive-in door
  - EFSR sprinkler system
  - Built in 2014
  - Solar roof

**We Invite Broker Cooperation; However, Cooperating Broker's Commission Must be Paid by Purchaser. The Owner is Not offering a Commission to Cooperating Brokers.**

**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 / 1,620 +/- SF

Floor	Suite	Area	Asking Rent	Possession
2 <sup>nd</sup>	Suite 201	3,730 SF	Call for Pricing	Immediate
4th	Suite 402	1,625 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 **\$3,750,000 REDUCED**  
& Veterans Memorial Hwy.

Broker: **Ray Finkelstein**