



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

Exclusive Listings

September 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

<u>LOCATION</u>	<u>AVAILABLE SF</u>	<u>COMMENTS</u>	
70 S. Main St., Freeport	5,000	Investment	
220 Glen Street, Glen Cove, NY	12,850	Flex Building	NEW LISTING
250 W. Old Country Road, Hicksville	2,000	Retail/Showroom	
4144 Sunrise Hwy., Massapequa	5,548	Flex Building	IN CONTRACT
1844 Lansdowne Ave., Merrick	12,348	Flex Buildings	
2816 Long Beach Rd., Oceanside	7,500	Retail/Office/Flex/Medical	SOLD
3000 Lawson Blvd., Oceanside	23,332	Industrial/Retail/Wholesale	IN CONTRACT
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	IN CONTRACT





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SUFFOLK

LOCATION

SIZE

COMMENTS

200 Broadhollow Rd., Melville

3,730/1,625

Office

REVISED

99 Route 25A, Shoreham, NY

750/1,050/2,000/2,970/4,970

Retail/Medical

NEW LISTING

SUFFOLK LAND

LOCATION

SIZE

COMMENTS

Holbrook, Veterans Memorial Highway

3.3 ac

Land

PRICE REDUCTION



EXCLUSIVE REPORT – September 2024

Nassau

	<p>Freeport, 70 S. Main St – Investment</p> <p>Available Sq. Ft.: 5,000 +/- SF - 1st floor condo space – fully rented (AAA credit tenant)</p> <p>Sale Price: \$1,250,000</p> <p>Total Income: \$139,700</p> <p>Taxes & CAM: \$60,000</p> <p>NOI: \$79,700</p> <p>Cap Rate: 6.4%</p> <p>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</p> <p>Broker: Steve Epstein</p>
	<p>Glen Cove, 220 Glen Street (aka Cedar Swamp Road) – Flex Building</p> <p>Available Sq. Ft.: 12,850 SF +/- Funeral Home on 1.14 Acres +/- Featuring 180 Feet +/- Frontage</p> <ul style="list-style-type: none"> • 1st Fl: 5,397 SF +/- • Lower Level: 5,39 SF +/- • 2nd & 3rd Floors: Residential, 2,056 SF +/- • Two (2) curb cuts for easy ingress/egress • Parking: 52 striped spaces • Located corner with traffic signal • Zoned B-1 Central Commercial District <p>Sale Price: \$2,888,000</p> <p>Taxes: \$49.622</p> <p>Available: Immediately</p> <p>Comments: This prime site offers an ideal redevelopment opportunity. Conveniently located at the corner with traffic signalized intersection and two (2) curb cuts, stable area neighbors include: multiple new Car Dealerships, CVS, McDonald’s, Wendy’s Saint Patrick’s Church.</p> <p>Broker: Steve Epstein</p>



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
 • 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



SOLD

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 Montáage) 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>3000-Lawson-Blvd</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>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>



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](#)



IN CONTRACT

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 nd	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**



NEW LISTING

Shoreham, 99 Route 25A, Shoreham, N.Y. – Retail

This highly visible, well trafficked site at Shoreham Plaza has the following remaining space for Lease:

- 750 SF
- 1,050 SF
- 2,000 SF
- 2,970 SF
- 4,970 SF (End Cap)

Lease Price: \$35.00 Gross

- Comments:
- Available immediately
 - Ample parking – 8:1 ratio
 - Separately metered
 - 4,970 SF end cap available
 - High traffic visibility
 - Located 2/3 mile west of The William Floyd Parkway

Notes: Shoreham Plaza, a well known retail hub, ideally suited for sports fitness/medical tenancy

Broker: Steven Epstein



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**