



30 Jericho Executive Plaza, Suite 300C
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Exclusive Listings

November 2024





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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	SOLD
1844 Lansdowne Ave., Merrick	12,348	Flex Buildings	
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



SIORE

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EXCLUSIVE REPORT – November 2024

Nassau



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**



Glen Cove, 220 Glen Street (aka Cedar Swamp Road) – Flex Building

Available Sq. Ft.: 12,850 SF +/- Funeral Home on 1.14 Acres +/- Featuring 180 Feet +/- Frontage

- 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

Sale Price: \$2,888,000

Taxes: \$49.622

Available: Immediately

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.

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](#)



SOLD

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 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**

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



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 PETSMA RT – 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**



Port Washington, 2 Harbor Park Dr – Office

Executive Offices Available

- 24,394 SF on 2.94 Acre Lot

Lease Price: Reduced to \$19.50 PSF Plus Utilities

Available: Immediately

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.

Broker: [Ray Finkelstein](#)



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](#)



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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