



30 Jericho Executive Plaza, Suite 300C  
Jericho, NY 11753-1031  
Tel: 631.421.1000  
Fax: 631.421.0680  
[www.unitedrealtyinc.com](http://www.unitedrealtyinc.com)

## Exclusive Listings

### January 2025





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Seth Abel  
631.421.1000  
[sabel@unitedrealtyinc.com](mailto:sabel@unitedrealtyinc.com)

Gary Joel Schacker, SIOR  
Direct: 516.320.7707  
Cell: 516.297.9707  
[gschacker@unitedrealtyinc.com](mailto:gschacker@unitedrealtyinc.com)

Steven Epstein  
Direct: 516.320.7704  
Cell: 516.524.1353  
[sepstein@unitedrealtyinc.com](mailto:sepstein@unitedrealtyinc.com)

Alan Yaffe  
631.421.1000  
[ayaffe@unitedrealtyinc.com](mailto:ayaffe@unitedrealtyinc.com)

Ray Finkelstein  
Direct: 516.320.7702  
Cell: 516.316.4294  
[rfinkelstein@unitedrealtyinc.com](mailto:rfinkelstein@unitedrealtyinc.com)

Richard Yaffe, V.P. Asset Mgmt.  
Direct: 516.320.7717  
[ryaffe@trianglepropertiesllc.com](mailto:ryaffe@trianglepropertiesllc.com)

Anne Lang  
631.421.1000  
[alang@unitedrealtyinc.com](mailto:alang@unitedrealtyinc.com)



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## **NASSAU**

### **LOCATION**

### **AVAILABLE SF**

### **COMMENTS**

70 S. Main St., Freeport	5,000	Investment	
Elks Plaza, 175 W. Merrick Rd, Freeport	2,400	Retail/Medical	<b>NEW LISTING</b>
220 Glen Street, Glen Cove, NY	12,850	Flex Building/Redevelopment	<b>NEW LISTING</b>
250 W. Old Country Road, Hicksville	2,000	Retail/Showroom	
4144 Sunrise Hwy., Massapequa	5,548	Flex Building	<b>SOLD</b>
1844 Lansdowne Ave., Merrick	12,348	Flex Buildings	
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>SOLD</b>
4050 Merrick Road, Seaford	3,491	Offices	<b>NEW LISTING</b>
275 Hillside Avenue, Williston Park	5,300	Offices	<b>NEW LISTING</b>



**SIOB**

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## **SUFFOLK**

### **LOCATION**

### **SIZE**

### **COMMENTS**

1 Saxwood Street, Deer Park

20,000

Industrial

**NEW LISTING**

40 Rabro Dr, Hauppauge

6,900

Office

**NEW LISTING**

200 Broadhollow Rd., Melville

3,730/1,625

Office

**REVISED**

99 Route 25A, Shoreham, NY

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

Retail/Medical

**REVISED**

## **SUFFOLK LAND**

### **LOCATION**

### **SIZE**

### **COMMENTS**

Holbrook, Veterans Memorial Highway

3.3 ac

Land

**PRICE REDUCTION**



**SIR**

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## EXCLUSIVE REPORT – January 2025

### 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**



**NEW LISTING**

#### Freeport, 175 W. Merrick Road - Retail

- Available Sq. Ft.: 2,400 SF retail store in Elks Plaza Shopping Center
- Strong tenant base
  - Ample parking
  - Formerly PT Physical Therapy
- Lease Price: Call for pricing
- Available: Immediately
- Comments: Huge retail exposure and traffic count, ideal for medical/professional/fast food business. Elk Plaza Shopping Center tenants include: McDonald's, Bank of America, Eye World Optical

Broker: **Steve Epstein**



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#### **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

- 1<sup>st</sup> Fl: 5,397 SF +/-
- Lower Level: 5,39 SF +/-
- 2<sup>nd</sup> & 3<sup>rd</sup> 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: Call Price

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

- 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



**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



**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 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.

**Broker:** [Ray Finkelstein](#)



#### 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](#)



**SOLD**

### 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



**NEW LISTING**

#### Seaford, 4050 Merrick Road - Offices

3,491 SF +/- Bank Building on 18,191 SF +/- Lot

- 3,491 SF Pristine Brick Bank Building on 18,191 SF +/- Lot
- Includes: Canopy and Drive-Thru Access
- Traffic Count: 30,000 Cars Per Day
- Parking: 17 Cars with Nicely Landscaped Parking Lot
- Area Tenants Include: Stop & Shop Grocery and Seaford Cinemas.
- The property has been a banking institution for 50 years and is a staple in the Seaford Community offering a prime end-user opportunity.

Sale Price: \$1,988,000

Taxes: \$61,790/\$17.70 PSF

Comments: ➤ End-User opportunity with drive-thru access

**“CONFIDENTIAL DO NOT DISTURB” – Showing by Appointment**

**Broker:** Steve Epstein



**NEW LISTING**

### Williston Park, 275 Hillside Avenue - Offices

5,300 Sq. Ft., 2 Story Office Building

- .17 acre Site
- Beautifully Finished Office Space
- 10 Car Onsite Parking Plus Street and Nearby Municipal
- Extremely High-End Office and Bathrooms
- 900 Sq. Ft. Rented Until 11-26 with Option to Renew \*\*
- 4,400 Sq. Ft. Available for User
- Updated Mechanicals
- Awesome Nassau County Location
- Divided into 4 Units with Separate Utilities
- 3,500 Sq. Ft. Clean Functional Lower Level (not included in square footage above)
- Zoned Business

\*\* Tenant has RFR

Sale Price: \$2,475,000

Taxes: \$35,000

Comments: With a large retail presence of almost 300 retail stores and numerous professional offices, Williston Park is centrally located within close proximity to the County Seat and conveniently located to nearby bus and train transportation as well as the Long Island Expressway and the Northern State Parkway.

**Broker:** Gary Joel Schacker

## Suffolk



**NEW LISTING**

### Deer Park, 1 Saxwood Street – Industrial Building

Building Size: 20,000 Sq. Ft. Building on 1.1 Acre Lot  
Available Space: 10,318 Sq. Ft. Unit and 9,682 Sq Ft. Unit  
Sale Price: \$3,800,000 - **REVISED SALE PRICE**  
Taxes: \$41,280 (2023/2024)

<b>10,318 Sq. Ft.</b>	<ul style="list-style-type: none"> <li>• 12% +/- Office Area</li> <li>• 16' Clear Height</li> <li>• Sprinklered</li> <li>• 800 Amps</li> <li>• 1 Tailboard, 1 Drive-in (10' X 12')</li> <li>• Oil Heat (gas in street)</li> <li>• Lease Term: August 31, 2026</li> <li>• Tenant has a 2-Year Option to Renew</li> </ul>	<b>9,682 Sq. Ft.</b>	<ul style="list-style-type: none"> <li>• 10% +/- Office Area</li> <li>• 16' Clear Height</li> <li>• Sprinklered</li> <li>• 400 Amps</li> <li>• 1 Tailboard, 1 Drive-in (10' X 12')</li> <li>• Oil Heat (gas in street)</li> <li>• Lease Term: July 31, 2025</li> <li>• No Option to Renew</li> </ul>
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**Aug. 1, 2024-July 31,2025 - Rent: \$146,157 Yr. with 3% Annual Increases**

**Aug. 1, 2024-July 31,2025 - Rent: \$93,709**

**Comments: Ideal for a User/Investor**

**Broker: Alan Yaffe**





**NEW LISTING**

#### Hauppauge, 40 Rabro Drive – Office

Available Sq. Ft.: 6,900 sq. ft. +/- Sub-Lease – First Floor

Term: Term flexible up to October 2028

Lease Price: \$15 per sq. ft., modified gross

Available: Immediately

Comments: 47,000 SF total building. Low rent, 3,200 sq. ft. office, 3,700 sq. ft. warehouse (storage), loading dock, drive-in door, 16' clear ceiling height, sprinklered. Can be leased together or separately.  
Note: Spaces are not contiguous.

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: 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
4 <sup>th</sup>	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**



**REVISED**

### 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

Units Can Be Combined

Lease Price: Call For Pricing

- Comments:
- Available immediately
  - Ample parking – 8:1 ratio
  - 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